



**Derwen Deg, Otterbourne Road, Compton, SO21 2RT**  
Guide Price £850,000 Freehold





## Derwen Deg

### Otterbourne Road, Compton

5 Bedrooms, 2 Bathrooms

**Guide Price £850,000**

- Charming and extended family home in the sought after village of Compton
- Beautifully fitted Country Living kitchen/breakfast room with solid oak work surfaces
- Sitting room with woodburning stove
- Two further reception rooms and a conservatory
- Spacious utility room and cloakroom
- Principal bedroom with fitted wardrobes and ensuite shower room
- Four further bedrooms and contemporary family bathroom
- Spacious garden home office
- Front and rear gardens
- Ample parking with EV charging points
- In catchment for Compton CofE primary school and Kings School





**DERWEN DEG,  
OTTERBOURNE ROAD, COMPTON**

A beautifully extended family home, believed to date from the early 20th century, offering original character and charm fused with modern contemporary modernisations, set within the popular village of Compton. It is believed have origins dating from the 1920/30s with an original name of Aboyne, and has been extended in the 1980s and again in 2016.

The property is approached via a deep front garden, with semi circular lawn and flower borders, and a generous parking area. A covered porch opens into the welcoming entrance hall, which was extended in 2016 by the current owners as part of a programme of updating and extending their home. Within the hall, there is cleverly concealed storage, both within the built in benches to either side of the front door, and imaginatively crafted pull out understairs storage ideal for shoes and sports equipment. There is also a good-sized cloakroom, with window to the garden.

There are three large reception rooms, comprising a spacious dining room and family room, each of which overlook the front garden, and a charming sitting room with woodburning stove. This opens into the conservatory, which has doors to the garden.

However, the hub of this home is clearly the fabulous kitchen/breakfast room, which is fitted with a wealth of wooden Country Living cabinetry, attractively painted in dark blue with beautifully varnished solid oak work surfaces. There is a large range cooker, fridge and freezer, all sitting atop a beautiful tile effect flooring. From here, double doors lead out to the garden. The property also has a spacious utility room, accessed via a glazed door from the kitchen, fitted with cupboards and work surfaces, and offering space and plumbing for the washing machine and tumble dryer, and has a door to both the garden and the garage.











**UPSTAIRS:** The spacious landing wraps around the first floor and has two double fitted cupboards housing the hot water cylinder and shelving units ideal for linen storage. The loft is accessible from the landing via a pull-down ladder, has Velux windows and offers a wealth of useful storage.

The principal bedroom has a bay window overlooking the rear garden. There are two double wardrobe cupboards built into the alcoves to either side of the chimney breast. From here, a door leads through to a generously sized ensuite shower room, with large square shower cubicle, wc, and basin inset into a wall of fitted cupboards.

There are four further bedrooms, three of which are large double rooms, and modern family bathroom comprising a bath and separate shower cubicle, pedestal basin, wc, and fitted cupboards.







**GARDENS AND PARKING:** The rear garden is a joy. There is a paved terrace leading to the lawn, and features both a greenhouse and a large wooden home office, with power, light and internet connectivity.

The front garden is set back from the road with a large gravelled area, front lawn bordered by trees and mature shrubs. There is ample room for parking for several cars, two 7kW EV charging points (a 9.5kWh home battery and 7.3kW solar panels), and a garage.

**DERWEN DEG, USEFUL INFORMATION:** All mains services are connected. Council Tax Band F; EPC Band B.

*Agents note: it should be noted that the property is within proximity of the M3 and therefore road noise may be an issue for some buyers.*

**LOCATION:** Within the village of Compton, there is the historic 12th century Church of All Saints, cricket pitches and tennis courts, Compton Football Club, and Fishing at Compton Lock, for which Twyford PC owns some of the fishing rights. There are mainline railway stations both within walking distance of Shawford Station which is nearby, and Winchester. Compton is an enviable location for proximity to Winchester, but also boasts log fired pubs nearby including The Old Forge, The Otter, and The White Horse. There is good road connectivity sitting within easy access of the M3 both J11 and J12

**SHOPPING:** In addition to shopping in both Winchester and Chandlers Ford, there is a local convenience store locally in Otterbourne for day to day shopping, and Hiltingbury Jerseys farm shop and dairy is nearby,

**SCHOOLING:** This property has the enviable school catchment of Compton All Saints CofE Primary School and Kings School in Winchester. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.



Approximate Gross Internal Area = 249.9 sq m / 2690 sq ft  
 Home Office = 16.6 sq m / 179 sq ft  
 Total = 266.5 sq m / 2869 sq ft  
 (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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