



sparks ellison

27 Mountain Ash Tilden Road, Winchester, SO21 2DW

£399,950

Mountain Ash is a secluded close nestled between Compton and Otterbourne. The close is made up of townhouses and apartments built from 2007. Each townhouse has a private garden as well as the use of a centrally located play area and green for residents to enjoy. The home is accessed via a wooden gate into a courtyard garden. The ground floor accommodation includes an L-shaped sitting room and dining area with floor to ceiling windows overlooking the courtyard. There is also a modern kitchen with integrated appliances, a downstairs WC, coat cupboard and under stairs cupboard. The first floor includes two double bedrooms and a family bathroom. Impressively, the second floor is solely for the principle bedroom and en-suite with floor to ceiling cupboards giving excellent storage and large roof light windows providing light. To the front of a property is an enclosed courtyard with an excellent store for garden chairs and cushions etc. There is also an allocated parking space along with visitor parking. There is also a communal play area and grounds. Compton as a residential area is extremely popular, with excellent amenities including a parish church, large recreation area with cricket and football pitches, local tennis club and a first class pavilion along with easy access to Winchester City Centre and the M3 motorway. There are also excellent public transport links, with a frequent bus service between Winchester and Southampton, and South West Rail from Shawford Station 0.8 mile.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:

Built in storage cupboard, under stairs storage cupboard, stairs to first floor.

Sitting/Dining Room:

19'6" max x 17'3" max (5.94m max x 5.26m max) An L shaped room with views over courtyard garden.

Kitchen:

9' x 8'5" (2.74m x 2.57m) Built in oven, built in electric hob, fitted extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, boiler in cupboard.

FIRST FLOOR

Landing:

Stairs to second floor.

Bedroom 2:

15'6" x 8'10" (4.72m x 2.69m)

Bedroom 3:

12'1" x 7'6" (3.68m x 2.29m)

Bathroom:

9' x 8'9" max (2.74m x 2.67m max)

SECOND FLOOR

Landing:

Bedroom 1:

15'7" x 15'2" (4.75m x 4.62m) Built in wardrobes, built in storage cupboard, access to loft space.

En Suite:

9'3" max x 7' (2.82m max x 2.13m) Comprising shower in cubicle, wash hand basin.

OUTSIDE

Front:

There is a pleasant southerly facing courtyard garden laid to patio with area laid to timber deck, outside tap and outside storage cupboard.

Parking:

There is an allocated parking space marked with the number '27' along with a number of visitor parking bays.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2007

Approximate Area:

121.8sqm/1311sqft

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

Wooden double glazed windows

Loft Space:

Partially boarded with light connected

Infant/Junior School:

Compton All Saints Primary School

Secondary School:

Kings School

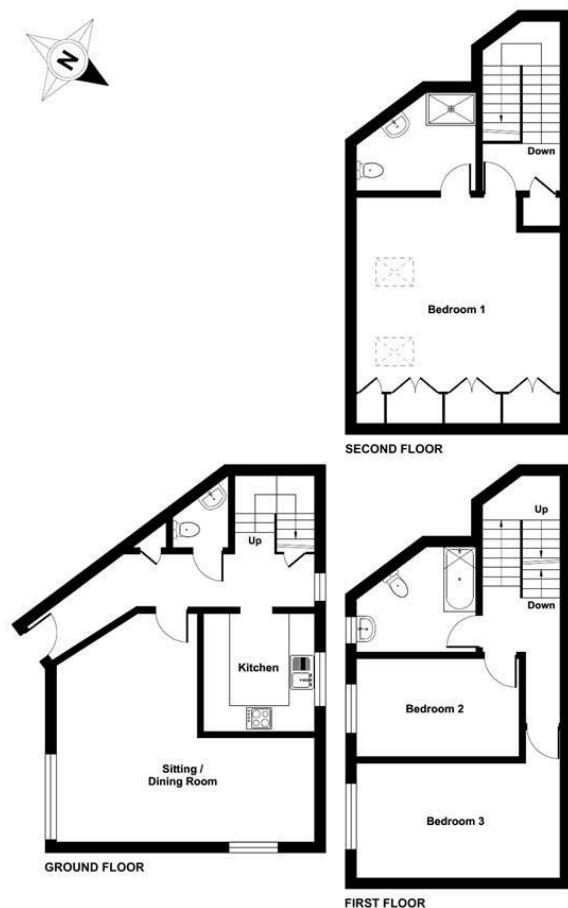
Council Tax:

Band C

Local Council:

Winchester City Council - 01962 840222

Ground Floor = 491 sq ft / 45.6 sq m
 First Floor = 410 sq ft / 38.1 sq m
 Second Floor = 410 sq ft / 38.1 sq m
 Total = 1311 sq ft / 121.8 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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