



sparkes ellison

Alswitha Otterbourne Road, Winchester, SO21 2DE

£675,000

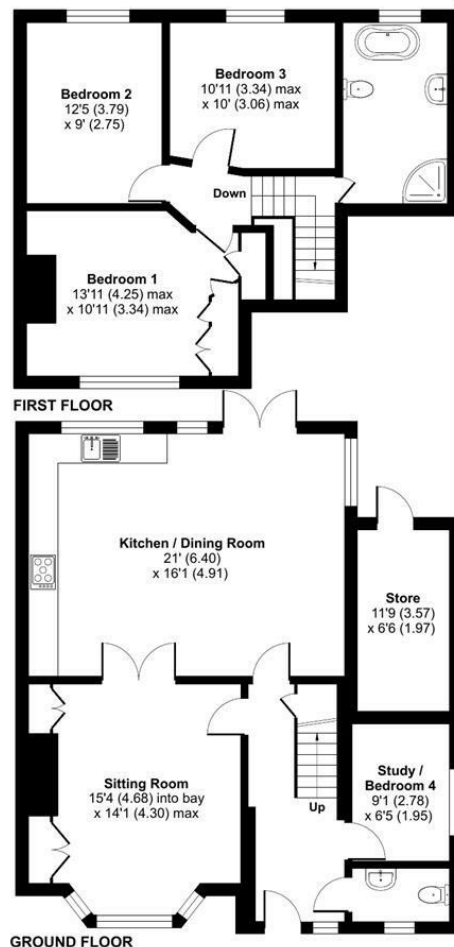
A delightful three bedroom semi-detached cottage originally constructed around 1920 and now providing a homely character feel whilst combining the benefits of modern day living such as a stunning open plan re-fitted kitchen/dining room and beautifully re-fitted bathroom. Complementing the ground floor is a spacious sitting room with open fireplace together with a re-fitted cloakroom and study/fourth bedroom. On the 1st floor are three generous bedrooms. To the front of the property is a good sized driveway providing parking for several vehicles and to the rear a garden measuring approximately 76' x 32'. Alswitha is situated in the delightful village of Shawford which itself benefits from a railway station with service to Waterloo, with Winchester City Centre being a short distance away to the north, the centre of Chandler's Ford to the south as well as easy access to the M3.

ACCOMMODATION

Ground Floor	Rear Garden:
Entrance Porch:	Approximately 76' x 32' Adjoining the property is a good sized deck and paved area providing ample space for outside entertaining leading onto a lawned area surrounded by well stocked borders and enclosed by hedging and fencing.
Reception Hall:	Storage Room:
Cloakroom:	11'9" x 6'6" (3.57m x 1.97m) Boiler
Re-fitted modern suite comprising wash basin with cupboard under, WC, tiled floor.	OTHER INFORMATION
Sitting Room:	Tenure:
15'4" x 14'1" (4.68m x 4.30m) Feature open fireplace with shelving and cupboards to both sides, bay window.	Freehold
Kitchen/Dining Room:	Approximate Age:
21' x 16'1" (6.40m x 4.91) Re-fitted range of grey shaker style units with granite worktops over, Smeg range style oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, space for table and chairs and sofa, double doors to rear garden.	1920
Study/Bedroom 4:	Approximate Area:
9'1" x 6'5" (2.78m x 1.95m)	1362sqft/126.3sqm
First Floor	Heating:
Landing:	Gas central heating
Bedroom 1:	Windows:
13'11"max x 10'11"max (4.25m x 3.34m) Fitted wardrobes and storage cupboard.	A combination of UPVC double glazing and wooden
Bedroom 2:	Loft Space:
12'5" x 9' (3.79m x	Light connected
Bedroom 3:	Infant/Junior School:
10'11" x 10' (3.34m x 3.06m)	Compton All Saints Ce Primary School
Bathroom:	Secondary School:
A beautifully appointed and re-fitted suite comprising freestanding roll top bath with mixer tap and shower attachment, separate corner shower cubicle with glazed screen, wash basin with cupboard under, WC tiled floor.	Kings School
OUTSIDE	Local Council:
Front:	Winchester City Council
To the front of the property is a generous driveway providing off street parking for several vehicles enclosed by hedging, side gate and access to rear garden.	Council Tax:
	Band E
	Agents Note:
	If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 749 sq ft / 69.5 sq m
 First Floor = 539 sq ft / 50 sq m
 Outbuilding = 74 sq ft / 6.8 sq m
 Total = 1362 sq ft / 126.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(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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