



17 Hilly Close, Owslebury - SO21 1LW

In Excess of £385,000

WHITE & GUARD



# 17 Hilly Close

Owslebury, Winchester

## INTRODUCTION

Set within this pretty village in the heart of the South Downs National Park, this well-proportioned family has a lovely light and airy feel throughout and comes with the additional benefit of having scope to extend, further to the relevant consent. The property has entrance porch, bright sitting room, kitchen and bathroom on the ground floor, with three bedrooms on the first floor. Outside there is a workshop and lovely garden along with the house also benefitting from far reaching countryside views from the first floor.

## LOCATION

Owslebury is a charming village situated in the picturesque countryside and nestled within the South Downs National Park. The cathedral city of Winchester, which is close by, offers many attractions and amenities. With award-winning pubs and restaurants and a plethora of boutique shops and cafe bars. It is also within easy reach of Southampton Airport and all main motorway access routes also easily accessible, enabling direct routes to Southampton, Winchester, Portsmouth, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND D
- EPC RATING E
- FREEHOLD
- NO FORWARD CHAIN
- SCOPE FOR FURTHER DEVELOPMENT, SUBJECT TO PLANNING
- THREE BEDROOMS
- GOOD SIZE REAR GARDEN WITH WORKSHOP







## INTRODUCTION

The house is approached via a pathway that leads up to a double glazed door which takes you through into the entrance hall which has stairs to the first floor with a door to the side that leads through to the lovely bright sitting room. This room has a window to the front, with the main focal point of the room then being the attractive open stone fireplace with matching plinth to the side, there is then a large cupboard to the opposite side of the room. The kitchen, which is big enough for a two seat table and chairs has a window to the rear and is fitted with a matching range of units and electric oven and hob with extractor over as well as further appliance space. From one side of the rooms doors then lead through to both a good size side porch and bathroom. The bathroom has been fitted with a shower cubicle, wash hand basin and WC and also has complimentary tiling.

On the first floor landing there is a window to the side, access to the loft and door that leads you through to the master bedroom that has a window to the front and fitted wardrobes. Bedroom two enjoys views over the garden and adjacent fields and is also a double room with fitted wardrobes, Bedroom three also overlooks the rear garden. Outside the garden to the front is lawned with planted borders with driveway to the side, of which the current owners are in the process of obtaining permission for a drop kerb enabling easy access onto the drive.



## OUTSIDE

There is then a side area of garden that leads you through to the rear garden which is mainly lawned with a previously used vegetable patch/bed to one side. A wooden workshop can also be found to one side of the garden proving useful storage.

## SERVICES:

Water, electricity, Oil heating system and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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## Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

