



sparky ellison

4 Fleet Terrace Boyatt Lane, Winchester, SO21 2HR

£435,000

Located in the picturesque village of Otterbourne, Winchester, this charming terraced cottage, built in 1885, offers a delightful blend of character and modern living. The property is ideally located on Boyatt Lane, just a short stroll from the village green, local public house, and convenient bus services to both Winchester and Southampton. Upon entering, you are welcomed into a cosy sitting room featuring a log burner, perfect for those chilly evenings. The inviting dining room flows seamlessly into a wonderful kitchen, creating an ideal space for entertaining family and friends. The ground floor also boasts a convenient shower room, enhancing the practicality of the home. Upstairs, you will find two generously sized double bedrooms, each offering ample space and comfort. The master bedroom benefits from an ensuite, providing a private retreat for relaxation. One of the standout features of this property is the stunning 187-foot rear garden, which enjoys a westerly aspect. This expansive outdoor space is perfect for gardening enthusiasts or those who simply wish to bask in the sun during the warmer months. With its character features and modern amenities, this cottage is a rare find in a highly sought-after location. Whether you are looking for a charming home or a peaceful retreat, this property is sure to impress. Don't miss the opportunity to make this delightful cottage your own.

ACCOMMODATION

GROUND FLOOR

Entrance Porch:

Sitting Room:
14'2" x 10'11" (4.31m x 3.33m) Chimney breast with cupboards and shelving either side and inset log burner, wooden floor, bow window and shutters.

Lobby:
Stairs to first floor.

Dining Room:
14'1" x 11'6" (4.29m x 3.51m) Wooden floor, under stairs storage cupboard.

Shower Room:
Modern white suite comprising corner shower cubicle with glazed screen, wash basin, WC, tiled walls and floor.

Kitchen:
18'5" x 13'7" (5.61m x 4.13m) An L-shaped space with an extensive range of cream coloured Shaker style units with granite worktops over, Rangemaster oven and hob with extractor hood over, space and plumbing for further appliances, part vaulted ceiling with three Velux windows, tiled floor, built in storage cupboard, double doors to rear garden.

FIRST FLOOR

Landing:
Hatch to loft space.

Bedroom 1:
14'4" x 11' (4.37m x 3.35m) Airing cupboard housing boiler.

En-suite Bathroom:
White suite comprising panel bath with mixer tap and shower attachment, wash basin, WC, tiled floor.

Bedroom 2:
14'3" x 11'9" (4.35m x 3.57m) Cast iron fireplace, built in wardrobe, window overlooking the allotments.

OUTSIDE

Front:
To the front of the property is an area of garden with slate chippings and path to the front door enclosed by picket fencing.

Rear Garden:
The rear garden is a particularly outstanding feature of the property measuring approximately 187 ft in length and enjoying a pleasant westerly aspect. Adjoining the house is a paved patio leading onto a lawned area flanked by planted borders and fencing. This leads to a further patio which in turn leads to a further area of lawn with planted borders enclosed by hedging and fencing, gravel path leads to the end of the garden with a further area of lawn, two garden sheds greenhouse. Please note there is a pedestrian right of way across the gardens to allow neighbouring residents access.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1885

Approximate Area:
1074sqft/99.7sqm

Sellers Position:
Looking for forward purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Fully boarded with ladder and light connected

Infant/Junior School:
Otterbourne Primary School

Secondary School:
Thornden Secondary School/Crestwood Community School

Council Tax:
Band C

Local Council:
Winchester City Council - 01962 840222

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 = 642 sq ft / 59.6 sq m
 First Floor = 432 sq ft / 40.1 sq m
 Total = 1074 sq ft / 99.7 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		
(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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