



Toby Gullick

INDEPENDENT PROPERTY SPECIALIST

Otterbourne, SO21

Guide Price £495,000

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AN ATTRACTIVE AND APPEALING THREE DOUBLE BEDROOM PERIOD COTTAGE IN A TRANQUIL AND DESIRABLE SETTING

Situated along a peaceful private road in the highly sought-after village of Otterbourne, this exceptional three-bedroom family home offers a blend of enduring character, stylish interiors, and contemporary comfort and boasts 1300 Sq. Ft. From the moment you step through the entrance porch, the home reveals a warm and sophisticated ambiance. The sitting room is both elegant and inviting, centred around a charming multifuel stove that creates a cosy focal point, perfect for relaxed evenings or intimate gatherings. An appealing Country Style kitchen has been thoughtfully designed to balance aesthetics with practicality. Handsome cabinetry, wooden worktops, and integrated modern appliances combine to create a space that is as functional as it is visually striking. The kitchen is further enhanced by a separate generously sized laundry room proving valuable additional storage and organisation. Whether preparing family meals or entertaining guests, the layout offers both efficiency and elegance, with an easy flow into the adjoining living spaces. Bathed in natural light, the orangery/dining room is a standout feature, offering a bright and uplifting environment with uninterrupted pleasing views of the garden. This versatile space effortlessly adapts to both everyday dining and special occasions, while French doors open onto the terrace, extending the living area outdoors and creating a seamless indoor-outdoor lifestyle. A stylishly appointed ground-floor bathroom, adds both convenience and opportunity for lateral living. Upstairs, three generously proportioned double bedrooms provide tranquil retreats, each offering a sense of space, light, and privacy. A WC enhances practicality for busy households. The gardens are a true sanctuary, carefully landscaped to offer year-round enjoyment, privacy, and charm. The garden features an elegant summer house, three well maintained storage sheds and an impressive large home office complete with underfloor heating, light and power, ideal for remote working, creative space, or a garden studio. To the front, the property enjoys a picturesque outlook towards a tranquil wooded copse, with the added benefit of a large nearby park and children's play area, perfect for dog walks and family time.



Waterworks Road, Otterbourne, Winchester, SO21

Approximate Area = 1060 sq ft / 98.4 sq m
 Outbuildings = 240 sq ft / 22.2 sq m
 Total = 1300 sq ft / 120.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rinchorn 2020. Produced for Toby Gullick Independent Family Estate Agents. REF: 1431340.

- An Attractive And Appealing Period Cottage
- Country Style Kitchen With Integrated Appliances
- Cosy Sitting Room With Multifuel Stove
- Beautiful Well Maintained Gardens
- Situated On A Private And Peaceful Road In Sought After Otterbourne
- Three Generously sized Charming Double Bedrooms
- Lovely Light Filled Orangery/ Dining Room
- Stylish And Well Designed Interiors/ Boasts 1300 Sq. Ft.
- Delightful Summer House And Home Office
- Otterbourne Primary School, Thornden And Kings School Catchment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	