se
est.2003
sparks ellison

Briar Cottage 2 Park Lane, Winchester, SO21 2HY £650,000

Situated within one of Otterbourne's most sought after residential settings, Briar Cottage is an attractive character home enjoying a delightful position along Park Lane, offering a blend of charm, privacy and village convenience. The property provides well balanced accommodation with an appealing cottage style character, ideally suited to buyers seeking a home with individuality and scope to enjoy both indoor and outdoor living. Particular note is drawn to the property's established setting, with mature surroundings contributing to a strong sense of seclusion and appeal. Otterbourne remains a highly desirable village location, appreciated for its semi rural atmosphere whilst retaining excellent access to nearby centres including Winchester and Southampton, together with convenient road links via the M3 and M27, making it particularly attractive for commuters and families alike. The village itself offers a range of schooling and recreational opportunities, with nearby countryside walks further enhancing the lifestyle appeal of the area.

ACCOMMODATION:

Ground Floor:

Sitting Room:
15'11" x 12'2" (4.84m x 3.72m) Brick built fireplace surround and hearth.

Conservatory:
12'6" x 9'0" (3.80m x 2.74m) Tiled floor.

Dining Room:
17'2" x 16'1" (5.22m x 4.89m) Stairs to first floor.

Kitchen/Breakfast Room:
15'6" x 9'9" (4.73m x 2.97m) Built in double oven, built in gas hob, integrated extractor hood, space and plumbing for slimline dishwasher, space for fridge freezer, space for table and chairs.

Utility Room:
7'9" x 4'11" (2.37m x 1.49m) Space and plumbing for washing machine, space for tumble dryer.

Cloakroom:
Comprising wash hand basin, WC.

Rear Porch:

First Floor:

Landing:

Bedroom 1:
13'2" x 10'6" (4.02m x 3.19m) Built in wardrobes.

En-Suite:
Comprising shower in cubicle, wash hand basin and WC inset to vanity unit.

Bedroom 2:
10'5" x 9'9" (3.18m x 2.97m) Built in storage

Bedroom 3:
8'7" x 7'2" (2.62m x 2.18m)

Bathroom:
Comprising corner bath, wash hand basic, WC, built in storage cupboard.

OUTSIDE:

Front:
Planted beds, carport with gravel driveway, side access to rear garden.

Rear Garden:
Measures approximately 64' x 39' and comprises area laid to lawn, planted beds, paved patio area, outside tap, further paved patio area, summer house in need of renovation or removal. The garden sides on to allotments.

Garage:
17'3" x 7'9" (5.26m x 2.37m) With up an dover door, power and light, wall mounted boiler.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1987

Approximate Area:
1574 sq ft / 146 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light

Infant/Junior School:
Otterbourne C of E Primary School

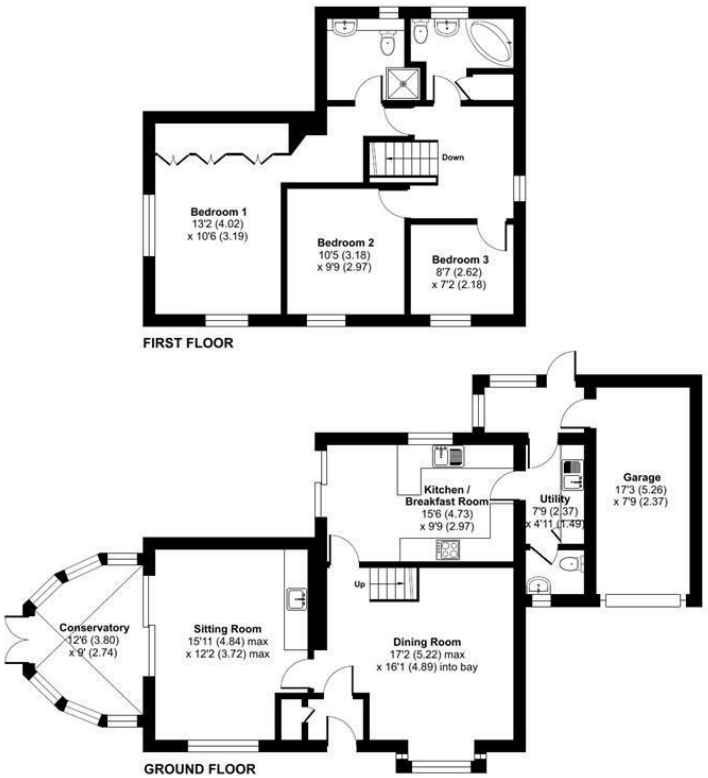
Secondary School:
Thornden School

Local Council:
Winchester City Council – 01962 840 222

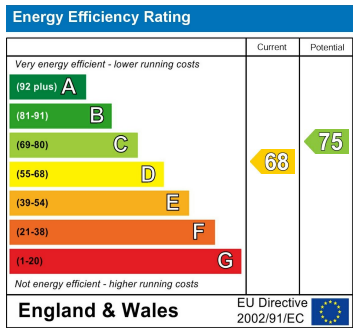
Council Tax:
Band F

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 = 832 sq ft / 77.2 sq m
First Floor = 608 sq ft / 56.4 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1574 sq ft / 146 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). ©nichecom 2026. Produced for Sparks Ellison. REF: 1441249



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.