



Penarth Cottage, Otterbourne Hill, Otterbourne, Winchester, SO21 2HJ

Winkworth

Penarth Cottage, Otterbourne Hill, Otterbourne, Winchester, Hampshire, SO21 2HJ

Well-Presented, Detached Family Home

A wonderful detached, village house which has been lovingly maintained with a superb balance to the accommodation. Presented in smart neutral tones, and with a beautiful rear garden, this is a superb house for a wide variety of buyers.

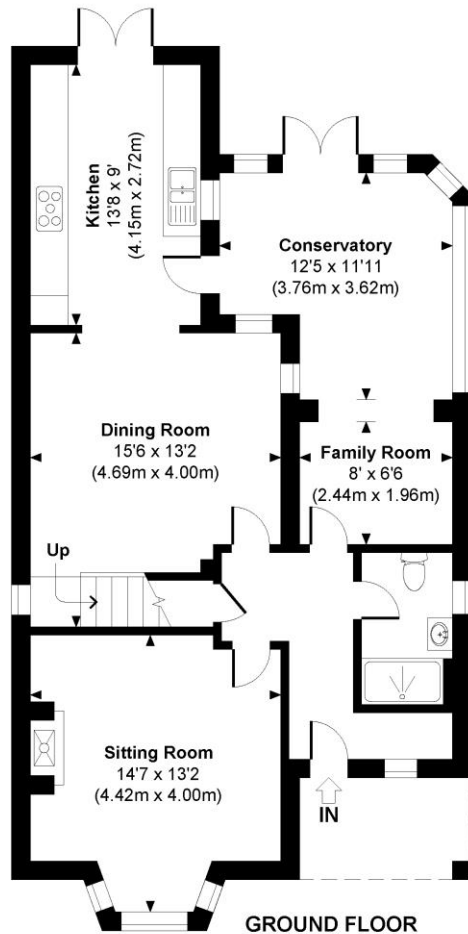
The welcoming entrance hall, accessed via a covered porch, is a most impressive start, with reception areas radiating from it and beautiful Karndean flooring that flows throughout the ground floor. To the left, the generous sitting room is lovely and bright with an inset log burner and attractive bay window. The spacious dining room has plenty of room for a large table and chairs, ideal for entertaining, and is semi open/plan to the kitchen which lies to the rear. The kitchen itself has been recently updated with ample base and eye-level units providing plenty of storage and integrated appliances including oven, grill and hob along with space for further appliances. Double doors open onto the smart decking overlooking the garden and a door leads through to the conservatory, which is an excellent size and is very light courtesy of its south-easterly aspect and large windows throughout. There is an additional family room adjoining the conservatory giving extra reception space. A useful downstairs shower room completes the accommodation on this level.

From the dining room, stairs lead up to the first floor where three good bedrooms are located. Two of the bedrooms have built-in wardrobes, with the principal bedroom having the advantage of its own dressing room. The family bathroom is a generous size with a bath and shower attachment.

The rear garden is really delightful with a lovely, decked area immediately behind the kitchen and a patio alongside, leading from the conservatory - both large enough for seating. The remainder is mainly laid to lawn with mature shrub and tree borders and a further shingled seating area to the rear. Ample parking is available on the driveway to the front of the house which lies just off a lane, set back from the main road.



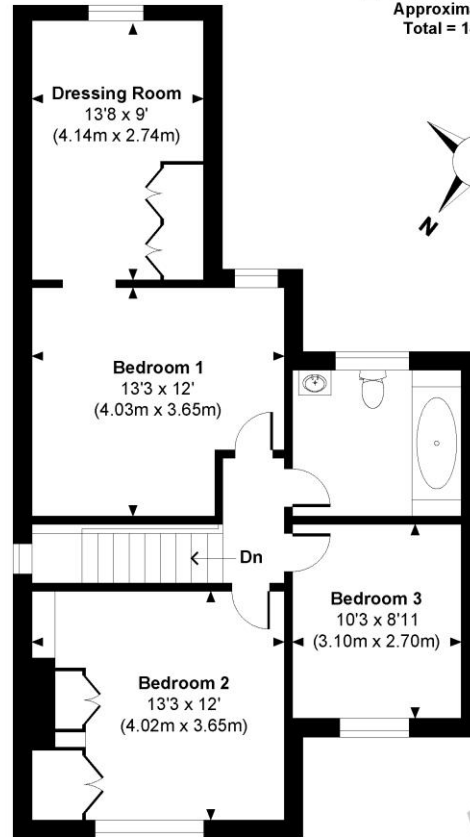




GROUND FLOOR

Penarth Cottage

Approximate Gross Internal Area
Total = 1476 Sq Ft / 137.10 Sq M



FIRST FLOOR

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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Directions

From our office at 72 High Street turn left into Trafalgar Street, then left into St Clement Street and right into Southgate Street. Proceed away from the city onto St Cross Road. At the roundabout take the second exit onto Otterbourne Road and continue along this road for approximately 2.1 miles. At the roundabout go straight across where the road becomes Main Road and at the next roundabout go straight across where the road becomes Otterbourne Hill. Go past the first turning on the left into Boyatt Lane and the property is on the left-hand side.

Location

This property is situated in the highly regarded village of Otterbourne, approximately 4 miles south of the city of Winchester. There is a superb primary school approximately 0.5 miles away and a nursery even closer. Well-used village facilities include three public houses, a village hall, post office and a convenience store. There are excellent road communications nearby with easy access to the M3 motorway, providing fast road links to London, the M27 to the south and the A34 with its access to the West Country via the A303, and the Midlands. Southampton International Airport is only a short distance away with national and international destinations. Shawford Railway Station is close by and has services to London Waterloo.

Tenure: Freehold

Services

Mains gas, electricity, water and drainage

Winchester City Council

Council tax band: D

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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