



Kiln Lane, Otterbourne, Hampshire, SO21 2EJ

Winkworth

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Private Family Home Located in the Heart of the Village



Sitting within a large, mainly lawned garden and behind a secure gated entrance, this generously proportioned family home offers flexible and versatile living space. The property would be ideal for multi generation family units as it also offers a separate, independent living space. It would also suit families needing to work from home.



The main accommodation is set over two floors and can offer up to four bedrooms split over both levels. On the ground floor the spacious sitting room and dining room are both dual-aspect allowing plenty of natural light. The sitting room has sliding patio doors leading out to the garden. The central hub of the home is the generous kitchen/breakfast room which has plenty of room for a seating area and is a great social space. The kitchen itself is sleek and modern with integrated appliances including oven, hob, extractor, dishwasher and large fridge/freezer. An island unit provides extra workspace and storage while the separate utility room has space and plumbing for a washing machine.

An asset of this house is the rear double bedroom with built-in sliding wardrobes which, coupled with the superb, contemporary wet room across the hall, creates a perfect space for overnight guests or for those needing accommodation all at ground-floor level.

On the first floor there are three further double bedrooms. The principal bedroom is an excellent size with an abundance of built-in storage and a smart en-suite shower room. Bedroom two has a large walk-in wardrobe and bedroom three also enjoys from built-in storage. A separate family bathroom completes the accommodation on this floor.



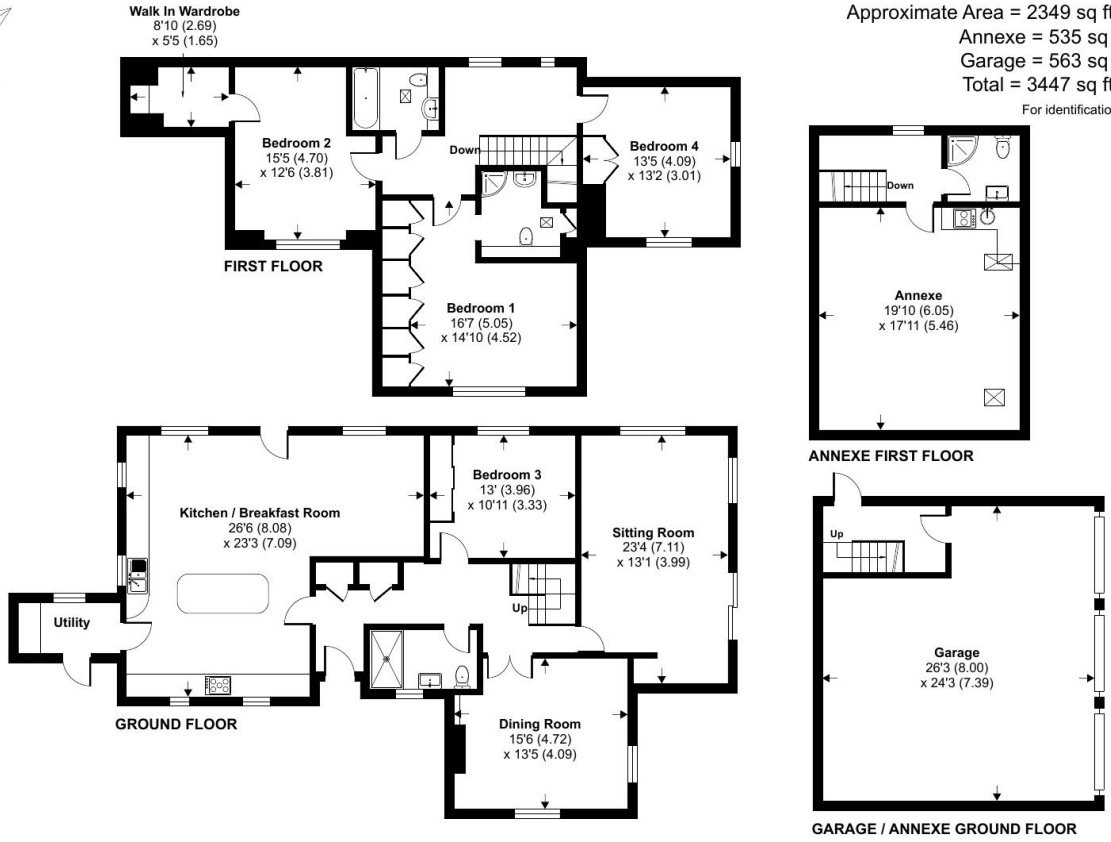
The property benefits from a superb triple garage with an annexe above. The annexe, which is lovely and bright courtesy of Velux windows, could be used as either independent living accommodation having a kitchenette and shower room, or as a home office/ games room. It also offers eaves storage. The garage and large driveway means that several cars can easily be parked within the grounds. A generous patio to the rear and large lawned garden to the side of the house provide plenty of outdoor space.



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Kiln Lane, Otterbourne, Winchester, SO21

Approximate Area = 2349 sq ft / 218.2 sq m
Annexe = 535 sq ft / 49.7 sq m
Garage = 563 sq ft / 52.3 sq m
Total = 3447 sq ft / 320.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 1019720

Directions

From our office in 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 take the first exit onto Kiln Lane. The property is on the right-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 nearby and well-used village facilities including 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: G

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

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