

Rowe & Co.

2 Stone Terrace Boyatt Lane, Otterbourne

Winchester

£475,000

Rowe & Co.







2 Stone Terrace Boyatt Lane

Otterbourne, Winchester

INTRODUCTION

Situated in the charming and highly sought-after village of Otterbourne, this attractive and spacious home offers approximately 1,238 sq ft of well-appointed accommodation arranged over three floors. The ground floor comprises a practical entrance porch and hallway, a cosy sitting room, and a stunning open-plan kitchen/dining room overlooking the garden. The first floor provides two generous bedrooms and a family bathroom, while the impressive principal bedroom occupies the top floor and benefits from fitted wardrobes and a modern en-suite shower room.

Externally, the property enjoys a generous south-facing rear garden, creating the perfect setting for relaxation and outdoor entertaining.

LOCATION

Otterbourne offers an excellent balance of peaceful village living and convenient access to Winchester, located just four miles away. The village enjoys a welcoming community atmosphere and provides a range of local amenities, including three pubs, a village shop, local butchers, post office, a village hall, green spaces, woodlands walks and children's play areas.

Winchester city centre is easily accessible and offers an extensive selection of independent shops, cafés, restaurants, cultural attractions, and excellent transport links. Families are particularly well served by a choice of highly regarded schools, including Otterbourne Church of England Primary School and Thornden School, making this a highly desirable and family-friendly location.

Council Tax band: D

Tenure: Freehold

EPC: C

2 Stone Terrace Boyatt Lane

Otterbourne, Winchester

INSIDE

The property is entered via a practical entrance porch and hallway, with stairs rising to the first floor. To the right, the charming sitting room is enhanced by a log-burning stove, creating a warm and inviting space in which to relax.

Undoubtedly the heart of the home is the extended kitchen/dining room, thoughtfully designed and flooded with natural light. This impressive space is perfectly suited to modern family living and entertaining, offering an abundance of fitted wall and base units, generous worktop space, and ample room for dining.

To the rear, a superb set of bi-fold doors seamlessly connects the interior with the garden, creating an excellent indoor-outdoor lifestyle.

The first floor accommodates two well-proportioned bedrooms, served by a stylish family bathroom. The principal bedroom occupies the entire top floor and benefits from extensive fitted wardrobes and a contemporary en-suite shower room.

OUTSIDE

The south-facing rear garden enjoys sunshine throughout much of the day and features a level lawn complemented by a generous patio area, ideal for outdoor dining, entertaining, or simply relaxing.

At the rear of the garden is a fantastic garden office, offering an ideal space for home working, a studio, gym, or additional storage.

- Character Property
- Extended Kitchen/Diner
- Thornden School Catchment
- Desirable Location
- South Facing Garden
- Garden Office







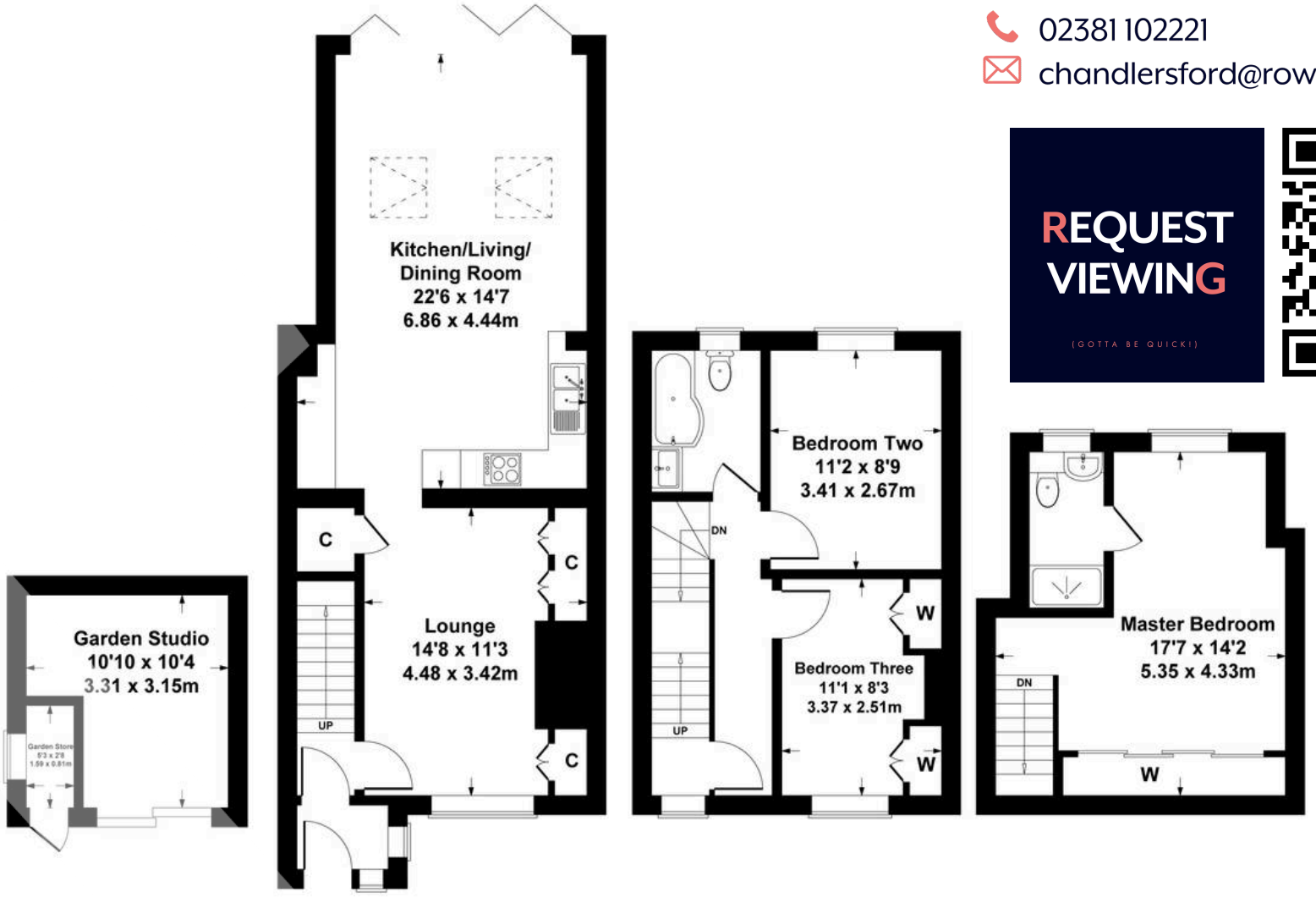
2 Stone Terrace

Approximate Gross Internal Area
1238 sq ft - 115 sq m
(Including Outbuilding)

1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

02381 102221
chandlersford@rowehomes.co.uk

REQUEST VIEWING
(GOTTA BE QUICK!)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.