



**Rowe
& Co.**

Flat 1, Oakwood Lodge Oakwood Close, Otterbourne

Winchester

£230,000

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Flat 1

Oakwood Lodge Oakwood Close, Winchester

Offered with no forward chain, this well-presented two-bedroom ground floor apartment is ideally situated in the sought-after village of Otterbourne, conveniently close to a range of local amenities. The accommodation comprises a welcoming entrance hall, a fitted kitchen, and a spacious lounge/dining room, providing a comfortable and versatile living space. There are two well-proportioned bedrooms, together with a family bathroom. Externally, the property benefits from ample off-road parking and attractive, mature communal gardens, offering a pleasant outdoor setting for residents to enjoy. This apartment presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a home in a desirable village location.

Location

Otterbourne is an idyllic village a short drive from the historic city of Winchester and close to the village and train station of Shawford. Otterbourne offers a village hall, church, garage, post office and traditional inns, including the popular family pub The Old Forge with its fine dining. The cathedral city of Winchester has many famous attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. The area also offers a selection of first-class schooling for all ages with Otterbourne Church of England Primary School only a short walk away and Thornden School only a few minutes' drive.

Council Tax band: C - Tenure: Leasehold - EPC Energy Efficiency Rating: C



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Inside

Upon entering the property, you are welcomed by a spacious entrance hall, providing access to all principal rooms. The kitchen is positioned to the side of the property and features a range of fitted wall and base units with complementary work surfaces, cupboards and drawers, a side-facing window allowing natural light, and the added benefit of a useful storage cupboard. The generous lounge/dining room is a particular highlight, enjoying dual-aspect windows that fill the space with natural light while offering plenty of room for both comfortable lounge seating and a dining area. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a fitted wardrobe, providing excellent storage. The accommodation is completed by the family bathroom, which is fitted with a panel-enclosed bath with a shower over, a wash hand basin, and a WC.

Outside / Lease

Externally, the property benefits from a large communal car park with ample unallocated parking for residents and visitors. The development is set within extensive, well-maintained grounds, predominantly laid to lawn and enhanced by a variety of mature trees and established shrubbery.

Lease Term: Approximately 968 years remaining

Ground Rent: £0 per annum

Service Charge: £2,992 per annum

Additional Information

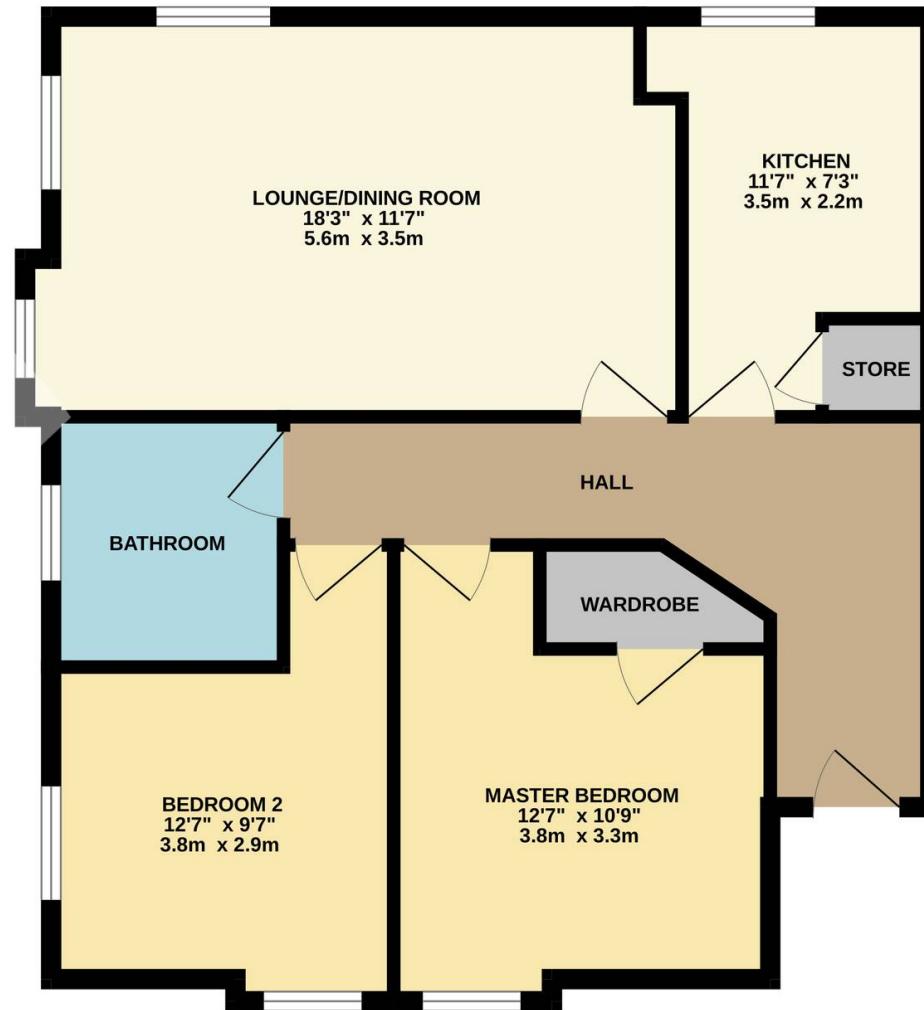
Owners hold a share of the freehold and are entitled to become a director of The Oakwoods Management Company should they wish.



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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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