



## **THE SWALLOWS**

Main Road, Owslebury, Winchester, SO21 1LU

**Carter Jonas**



## THE SWALLOWS, MAIN ROAD, OWSLEBURY, WINCHESTER, SO21 1LU

Lounge • Study • Kitchen / breakfast room •  
Family / dining room • Utility room • 4 double  
bedrooms • 2 bathrooms • Double garage and driveway  
• Delightful gardens • Stunning views to the rear

### DESCRIPTION

This well-proportioned family home offers perfectly balanced living accommodation within a generous plot and has the benefit of charming views to the rear over farmland. In addition to the generous living space currently on offer, there is additional potential to extend the property to the rear, subject to obtaining the relevant consents.

The entrance hall provides access to all the principal reception rooms, including the double aspect lounge with feature exposed brick fireplace, patio doors to the rear and French doors at the front. A useful study, which could also be used as an additional reception room, is front facing with fitted office furniture. The kitchen / breakfast room is a bright and airy room with double doors onto the patio at the rear, a range of contemporary units with quartz surfaces and a useful breakfast bar ideal for informal dining. There are integrated appliances throughout. This area is open plan and adjoins the family / dining room which is an excellent area for both entertaining and day to day family living and also has double doors to the patio. The utility room with integrated washing machine, dryer and extra fridge also provides access to the garden via a stable door. There are 4 double bedrooms on the first floor, accessed off a spacious galleried landing, one of which is en suite, and an additional family bathroom.

### OUTSIDE

Externally, the gardens are a real feature of the property, with a well-proportioned area of lawn surrounded by well stocked beds and borders. The gardens at the rear feel especially secluded and have the additional benefit

## FABULOUS CONTEMPORARY FAMILY HOME IN THE HEART OF OWSLEBURY





of fantastic views over surrounding countryside. There is a driveway to the front of the property which provides parking for several cars, and a double garage with electrically operated doors.

### LOCATION

Owslebury is a popular village within the South Downs National Park, surrounded by beautiful countryside which can be accessed by a network of public footpaths and bridleways, including the Millennium Trail from Winchester to Portsmouth. It is well served by a primary school, public house, church, village hall and recreation ground. There is also a bus service. A wide range of facilities are in the nearby cities of Winchester, about 5 miles to the north west, and Southampton, about 10 miles to the south west. Communications are good with mainline trains in Winchester (Waterloo about 1 hour) and a junction with the M3 only about 4 miles away.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electric and mains water. LPG central heating. Septic tank. Broadband: Fibre to the premises (FTTP). For internet and mobile services check Ofcom's website.

N.B. The driveway is shared with the neighbouring property.

**Local Authority:** Winchester City Council. Council Tax Band G.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



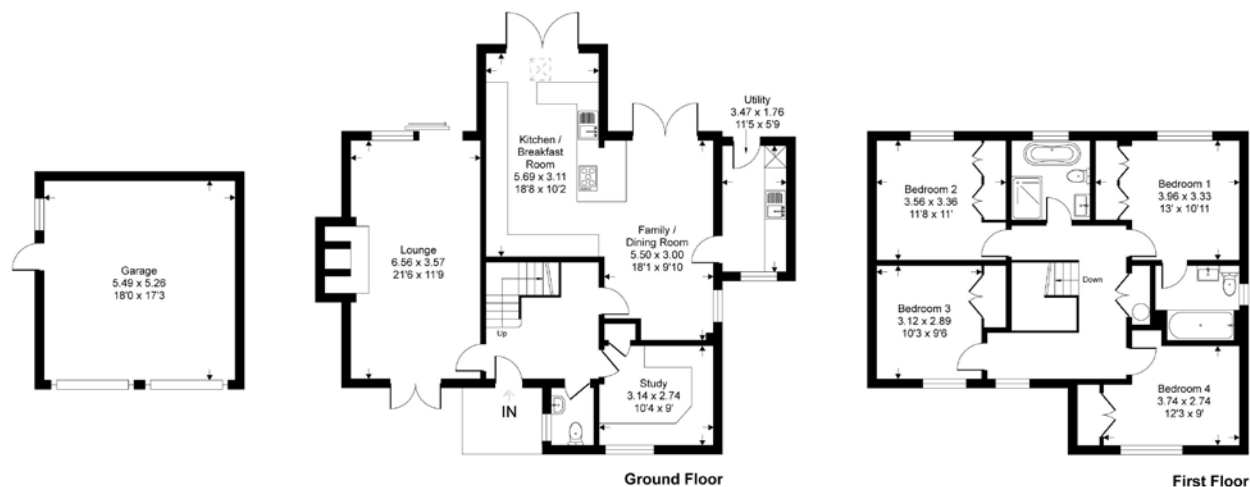


## The Swallows Main Road, SO21

Approximate Gross Internal Area = 161 sq m / 1732 sq ft

Approximate Garage Internal Area = 29 sq m / 311 sq ft

Approximate Total Internal Area = 190 sq m / 2043 sq ft  
(excluding void)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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