



VIENNA LODGE

Park Lane, Otterbourne, Winchester, SO21 2HY

Carter Jonas

VIENNA LODGE, PARK LANE, OTTERBOURNE, WINCHESTER, SO21 2HY

- Kitchen / breakfast room
- Double aspect sitting room
- Dining room
- Study and music room / bedroom 5
- Principal bedroom suite with wardrobes and en suite
- 3 further double bedrooms upstairs
- Family bathroom
- Attached garage
- Versatile detached annexe / studio
- Lawned gardens to rear
- Driveway with parking for several cars

DESCRIPTION

Vienna Lodge is a beautifully presented family home which offers versatile accommodation and has been well looked after by its current owners. Downstairs accommodation comprises a welcoming entrance hall which provides access to all of the main reception rooms. The sitting room is double aspect, with feature fireplace housing log burner, beamed ceiling and two sets of French Doors to the rear garden. The kitchen / breakfast room also has doors onto the rear garden and has a range of base and eye level units, with space for various appliances and a useful adjoining utility room. The ground floor accommodation is further complimented by a dining room which could easily be used as a play room, a study and a music room / fifth bedroom.

To the first floor is a fabulous principal bedroom with vaulted ceiling, fitted wardrobes and en suite shower room. There are three further double bedrooms, all served by a family bathroom.

In addition to the main house, there is an excellent detached studio / annexe which could be used for a variety of uses including a gym or home office.

ELEGANT FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF OTTERBOURNE



OUTSIDE

Externally, the gardens and grounds have been well maintained, with the majority laid to lawn, and an array of mature trees and shrubs. The gardens back on to an area of ancient woodland. To the front of the property the gated driveway provides ample parking and there is also an attached garage.

LOCATION

Park Lane is a popular private road in the heart of Otterbourne, a highly regarded village conveniently situated between Winchester (about 4 miles to the north) and Southampton (about 7 miles to the south). There are good local facilities including a village shop, garden centre and pub. Nearby Winchester is a bustling city which seamlessly combines grand old architecture with 21st Century art, sculpture and world class attractions which includes the magnificent cathedral. The city itself offers a wide and varied selection of unique independent shops and historical attractions, along with a choice of fine dining general eateries, contemporary bars and cultural cinema and renowned theatre productions.

There is an excellent variety of local schools in both the state and independent sector, including Otterbourne CofE primary school, Kings' secondary school, Pilgrims' prep school, St Swithun's school and the world renowned Winchester college.

The surrounding countryside is beautiful and provides excellent country walks. There is convenient access for the M3 and London is about 1 hour by train from Winchester or nearby Shawford, 1.8 miles, furthermore there is a good local bus service.



ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Gas central heating. Broadband: Standard and Superfast available. Highest available download speed predicted to be 66 Mbps. Highest available upload speed predicted to be 16 Mbps. Mobile signal and coverage: Yes.

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

Viewing: Strictly by appointment through the agent.



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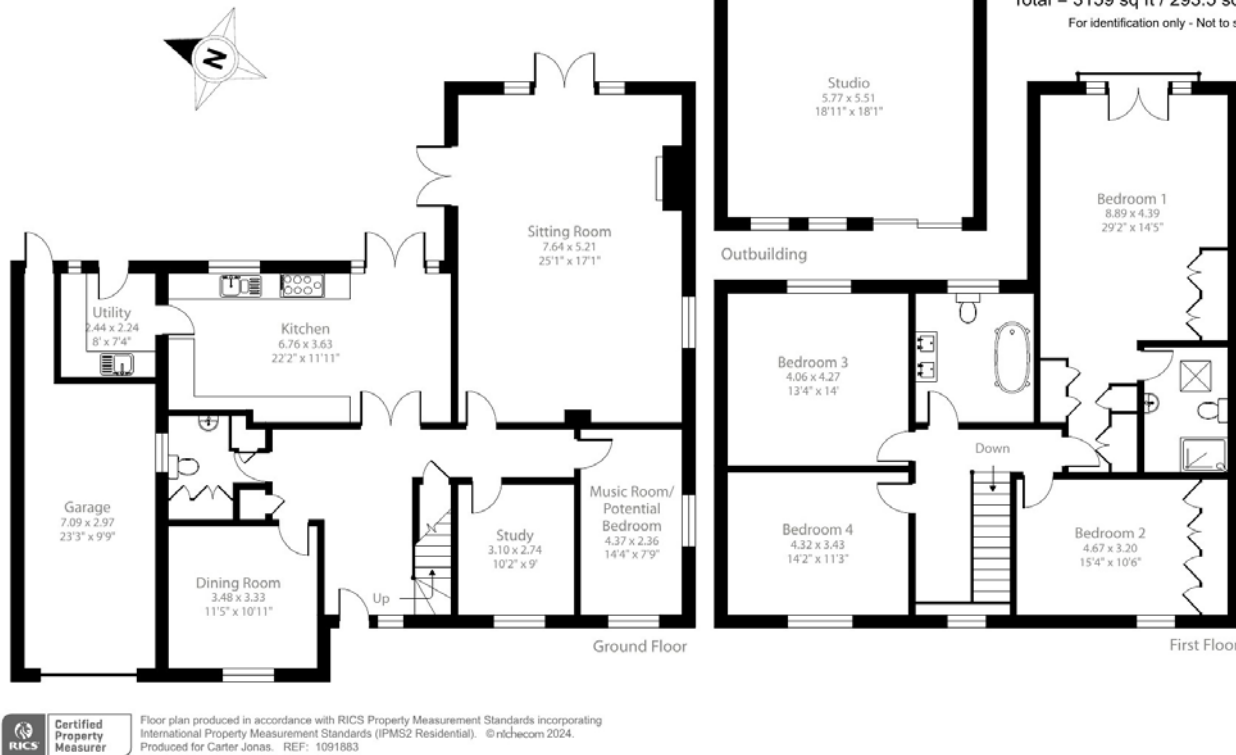
Approximate Area = 2574 sq ft / 239.1 sq m

Outbuilding = 342 sq ft / 31.8 sq m

Garage = 243 sq ft / 22.6 sq m

Total = 3159 sq ft / 293.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

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