



CALVI

Otterbourne Road, Compton, Winchester



BCM
Wilson
Hill

CALVI

Otterbourne Road, Compton,
Winchester, SO21 2RT

A generous, detached
4-bedroom family home
with a large garden, set
within a popular and
convenient location, close
to Winchester.

Winchester 4.5 miles

Southampton 8.5 miles

London Waterloo from Winchester 57 minutes

(Mileages and times approximate)





CALVI

Calvi is a generous, detached family home set within the popular village of Compton, on the edge of Winchester. The house is well proportioned and provides flexible accommodation, which is ideal for a family. Calvi is well presented and features a large and bright sitting room with fireplace and triple aspect windows. This wonderful room is a superb feature of the house and links through into the dining room and entrance hall. The kitchen, which is at the back of the house and overlooks the garden, has a good range of units with space for a dining table and double doors onto the terrace. A further door opens into the family room and conservatory, which offers good scope to be opened up to create a larger, more open plan living space with the kitchen. There is also a study, utility room and detached double garage.

On the first floor are four bedrooms. The main bedroom is a large room featuring ample built-in storage and en suite shower room. Bedrooms 2 and 3 are also large double bedrooms both with built-in storage. Bedroom 4 is at the back of the house and overlooks the garden and there is a family bathroom. A further door leads off bedroom 2 into a useful storage space above the family room.

OUTSIDE

Calvi sits within a large garden. To the front of the house, the paved driveway offers ample parking for several vehicles and there is a lawned area to the left of the house. The main garden is to the rear of the property. This features a large terrace area and swimming pool which is accessed from the kitchen, conservatory and utility room. The remainder of the garden is laid to lawn with well-established borders and provides a wonderful outdoor space from which to enjoy the property.

SITUATION

Located in Compton, Calvi is a short walk from the excellent local amenities in the neighbouring Otterbourne. These include a village shop and two well regarded public houses. Compton itself has a cricket club with pavilion and tennis courts. There are primary schools in both Compton and Otterbourne, with state secondary schools in Winchester (Kings' School). Private schools in the immediate area include



Twyford Preparatory School, Pilgrims, St Swithuns and Winchester College. Peter Symond's College in Winchester, is the local sixth form college and highly regarded. Winchester itself is a thriving cathedral city, with a wealth of cultural and leisure amenities, shopping and restaurants. There is excellent walking nearby in the South Downs National Park.

Communications are very good with easy access to the M3. Mainline railway stations to London include nearby Shawford and Winchester.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity and private drainage (septic tank). Oil fired heating. Solar panels on the front and back supplement the electricity supply.

EPC

Rating D60

Broadband availability

Ultrafast broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council. Band G.

Parking

Private parking.

Postcode

SO21 2RT

Directions

From the M3, heading southbound, exit at Junction 11- signposted to Winchester A3090. On the slip road, get into the right-hand lane and at the traffic lights, turn right and then turn left towards Winchester on the B3335. At the roundabout, take the third exit. At the next roundabout, take the first exit signposted to Compton, Shawford and Otterbourne. Continue on this road, passing over the motorway, continue into the village and Calvi will be found soon after on the right hand side, immediately before Shawford Springs Care Home and George Beckett Nurseries.

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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Tom Woods

The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

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NB These particulars are as at January 2025.

Photographs July 2023



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Winchester

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