



27 Mountain Ash, Tilden Road, Compton, Hampshire

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# 27 Mountain Ash Tilden Road, Compton, Winchester, Hampshire SO21 2DW

## Modern three bedroom townhouse

Shawford 0.5 mile, Winchester 4.2 miles,  
Southampton Airport 7.7 miles

Sitting room/dining room | Kitchen | Cloakroom  
Principal bedroom with ensuite shower room  
2 Further bedrooms | Bathroom | Store  
Enclosed courtyard garden | Allocated parking  
space | EPC Rating C

## The property

Mountain Ash is a perfectly secluded hideaway nestled between Compton and Otterbourne. The close is made up of townhouses built from 2007 by a well-known local developer. Each has a private garden as well as the use of a centrally located play area and green for residents to enjoy. The home is accessed via a wooden gate into the delightfully secluded courtyard garden which is a real sun trap. The ground floor accommodation includes an L-shaped sitting room and dining area with floor to ceiling windows overlooking the courtyard. The kitchen is modern by design and offers excellent storage and high quality integrated appliances. A downstairs WC, coat cupboard and under stair cupboard complete the ground floor.

The first floor includes two double bedrooms and a family bathroom both with lovely views over the green at the centre of the close. Of particular note is the second floor which is solely for the principle bedroom and en-suite. With floor to ceiling cupboards giving excellent storage and larger than usual Velux windows this is a truly special room.

## Outside

To the front of a property is an enclosed courtyard with an excellent store for garden chairs and cushions keeping them out of sight. The garden is ideal for someone who doesn't want the hassle of a large garden but still likes to potter. The current owners have some beautiful potted plants which create a tranquil spot to enjoy dining al fresco or a morning cup of coffee.

## Location

Located within a quiet cul-de-sac, Mountain Ash is ideal for a small family or first time purchaser. The leafy entrance leads to ample parking with allocated spaces for each property and then further visitors parking, positioned around the central green with a play area and sheltered by evergreens it is a very pretty setting.

Compton as a residential area is extremely popular, with excellent amenities including a parish church, large recreation area with cricket and football pitches, local tennis club and a first class pavilion.

Neighbouring Shawford has a mainline station (London Waterloo) with a popular coffee shop/gelateria "Platform One", bike shop, upholsterer, village hall, pub, patisserie and hair salon. There are delightful historic walks nearby, whilst the Cathedral City of Winchester is very accessible providing a wide range of shops, recreation and cultural facilities, together with a mainline railway station (London Waterloo).

Road links are good, the M3 can be joined at (J11) and links to the M27 coastal motorway and Southampton Airport and to the north, the A303 and A34 providing access to the West Country and Midlands respectively.

Schools include Compton CofE Primary School, feeding into Kings School and Peter Symonds 6th Form College. Independent schools include Prince's Mead, Twyford, The Pilgrims School, Winchester College, St Swithun's and King Edward VI School.

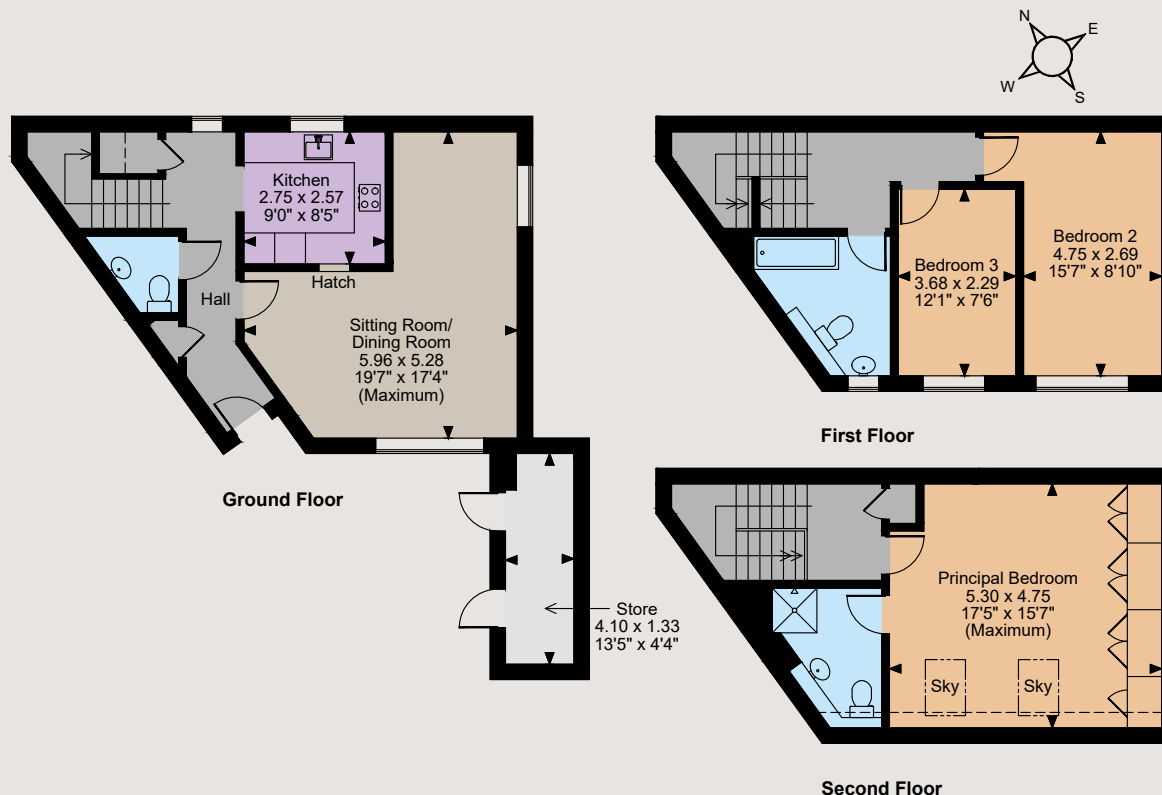








Floorplans  
House internal area 1,302 sq ft (121 sq m)  
Store internal area 54 sq ft (5 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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## Directions

What3Words: ///scales.award.groups

## General

**Local Authority:** Winchester City Council

**Services:** Mains water, electricity and gas

**Council Tax:** Band C

**Tenure:** Freehold

**Guide Price:** £425,000

## Winchester

6 Jewry Street, Winchester SO23 8RZ

**01962 869999**

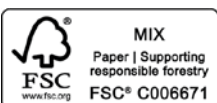
winchester@struttandparker.com  
struttandparker.com

@struttandparker

/struttandparker

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