



Cranbourne Drive, Otterbourne
Winchester, Hampshire, SO21



Beyond your expectations

A beautifully presented family home set in a quiet cul-de-sac.

Hamptons International

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www.hamptons.co.uk

Master Bedroom with En Suite and Walk In Wardrobe | Three Further Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Kitchen/Dining/Breakfast Room | Study | Utility room | Boot Room | Double Garage | Conservatory | Attractive Gardens

Guide Price £699,950 Freehold

Description

This impressive property has been lovingly improved by the current owners and is presented beautifully throughout with accommodation extending to just under 1800 sq.ft plus a double garage. A particular feature of the property is the stunning kitchen/dining/breakfast room, equipped with contemporary units with granite work surfaces and integrated appliances. This bright space includes French doors opening on to the attractive rear gardens. The 20ft sitting room is also an impressive space, again opening on to the rear gardens and centring on a fireplace with wood burning stove. Continuing on the ground floor is a study, utility room, boot room and ground floor w/c.

On the first floor there is a master suite with walk in wardrobe and en suite bathroom. whilst bedrooms two to four are served by the family bathroom on this level.

Outside

The gardens have been attractively landscaped and feature an expanse of lawn interspersed with planted beds and mature shrubs which provide interest and colour through the year. There are two areas of deck, one accessed from the sitting room and another situated to the west of the property alongside the beautiful tiled outdoor eating area. A path leads from the garden to a rear access gate which leads on to open fields and a nature reserve.

To the front of the property there is a driveway leading to a detached double garage behind which is a conservatory with hot tub.

Location

The popular village of Otterbourne lies to the South of Winchester and provides local amenities which include public houses, church, school, village shop and post office. Shawford and Winchester Stations offer fast rail access to London Waterloo (about one hour). Junction 11 of the M3 provides road access to London (about 70 miles) and the south coast motorway network. Southampton International Airport is approximately 7 miles away. There are many acres of fine countryside close at hand.

Additional Information

SERVICES: All mains services

LOCAL AUTHORITY: Winchester City Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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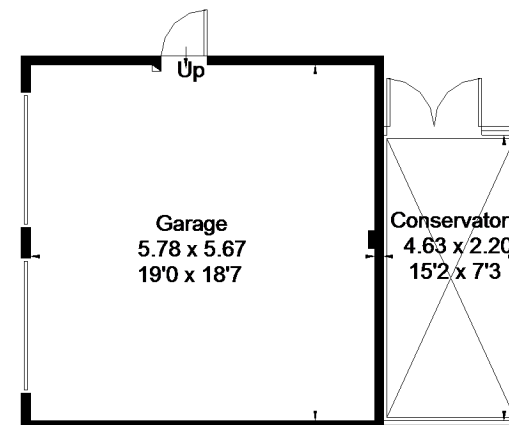
Approximate Gross Internal Area = 166.9 sq m / 1796 sq ft

Outbuildings = 43.6 sq m / 469 sq ft

Total = 210.5 sq m / 2265 sq ft

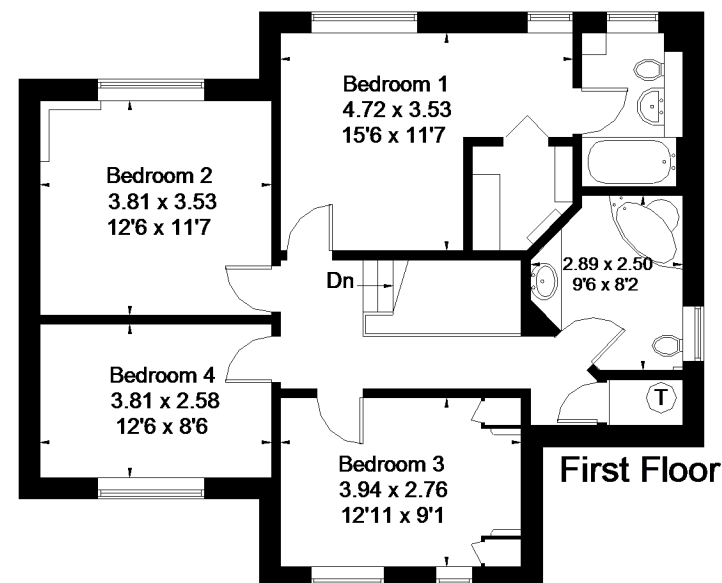
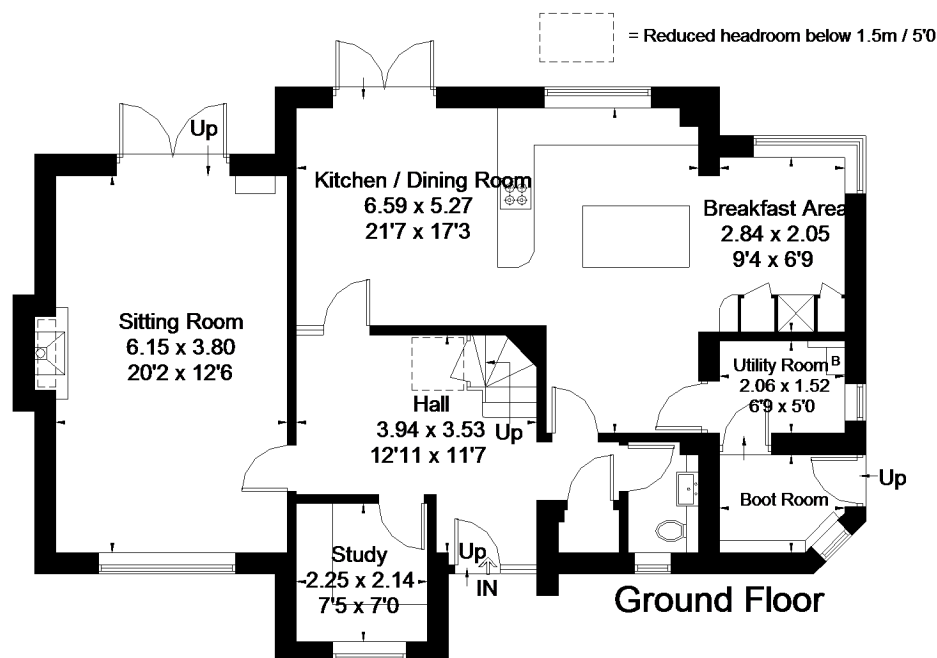


Floorplan © 2016
0845 6344080 Ref: 168875
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.



Outbuilding

(Not Shown In Actual Location / Orientation)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

