



62 Cranbourne Drive, Winchester, SO21 2EU

£850,000

A substantial five bedroom detached family home set within an attractive plot measuring 0.25 Acres and located on the outskirts of Winchester providing easy access to the M3 Motorway, mainline railway stations and international airport. The original double garage has been converted to a large family room that could be utilised as an office, games room or altered to create an annexe. All five bedrooms benefit from built in wardrobes. Other benefits include a 21' sitting room with log burner and a 26' kitchen / dining room overlooking the rear garden. Externally there is a wonderful 90' rear garden, large frontage and driveway for 6 or 7 vehicles along with a separate detached double garage.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard.

Cloakroom:

7' x 3'7" (2.13m x 1.09m) Comprising wash hand basin with storage units under, WC.

Sitting Room:

21'1" x 12'9" (6.43m x 3.89m) Fitted log burner.

Kitchen / Dining Room:

26'3" x 10'10" (8.00m x 3.30m) Space for range style cooker, integrated extractor hood, integrated dishwasher, space for fridge freezer, space for table and chairs.

Utility Room:

9'9" x 6'7" (2.97m x 2.01m) Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler.

Study:

7'8" x 6'7" (2.34m x 2.01m)

Family Room:

18'1" x 18'1" (5.51m x 5.51m) Originally the garage but now converted to provide an excellent family room or office but offers potential for a ground floor annexe.

FIRST FLOOR:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

18'1" x 10'11" (5.51m x 3.33m) Built in wardrobes, large walk in storage cupboard.

Dressing Room:

10'2" max x 8'6" (3.10m max x 2.59m) Built in wardrobes.

En Suite:

9'5" x 8'7" (2.87m x 2.62m) Comprising shower in cubicle, bath with shower attachment, wash hand basin with cupboards under, WC, under floor heating.

Bedroom 2:

15'2" max x 11' (4.62m max x 3.35m) Built in wardrobes.

Bedroom 3:

12' x 11'1" (3.66m x 3.38m) Built in wardrobes.

Bedroom 4:

11'1" x 9'9" (3.38m x 2.97m) Built in wardrobes.

Bedroom 5:

11'7" x 6'9" (3.53m x 2.06m) Built in wardrobes.

Bathroom:

8'4" x 6'9" (2.54m x 2.06m) Comprising bath with shower attachment, shower in cubicle, wash hand basin, WC, under floor heating.

OUTSIDE:

Front:

Area laid to lawn, paved pathway to front door, planted beds, large block paved driveway providing off road parking for several vehicles, side access to rear garden.

Rear Garden:

A real feature of the property with a pleasant south easterly aspect and measuring approximately 90' x 64'. To the side of the property is a paved patio area, area laid to shingle. This area leads to the rear where there is a paved patio area, area laid to shingle, outside tap, area laid to lawn, variety of mature, plants, bushes, shrubs, trees and vegetable plots, a further patio area with wooden gazebo with power, greenhouse, garden pond. Electric awning which extends from the sitting room French windows.

Garage:

18'8" x 18'7" (5.69m x 5.66m) With twin up and over doors, power and light, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1985

Approximate Area:

2483sqft/230.6sqm

Sellers Position:

Found property to purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Otterboure C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

Winchester City Council - 01962 840222

Council Tax:

Band G

Ground Floor = 1275 sq ft / 118.5 sq m
 First Floor = 1160 sq ft / 107.7 sq m
 Limited Use Area = 48 sq ft / 4.4 sq m
 Total = 2483 sq ft / 230.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sparks Ellison. REF: 1121634

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

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