



MEADOWCROFT
CLOSE



sparks ellison

4 Meadowcroft Close, Winchester, SO21 2HD

£795,000

A stunning four bedroom family home situated in a popular cul de sac location within the village of Otterbourne and close to the Recreation Ground. The property is superbly presented and well maintained offering wonderful accommodation for family living including an impressive kitchen/dining/family room as well as a sitting room with log burner. There is an additional family room that could be utilised as a study whilst an external cabin also provides space for home working. Four generous bedrooms provide ample space on the first floor and are served by an en suite and family bathroom. Externally there is a block paved driveway and garage along with an electric vehicle charging point

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, built in coats cupboard, tiled floor.

Cloakroom:

5'3" x 3'11" (1.60m x 1.19m) Comprising wash hand basin with cupboard under, WC.

Sitting Room:

17' x 14' (5.18m x 4.27m) Fitted log burner.

Kitchen/Dining/Family Room:

27'2" max x 19'4" max (8.28m x 5.89m) A stunning set up providing the hub of the home and comprising two built in double ovens, two built in single ovens, built in five ring gas hob, integrated extractor hood, integrated dishwasher, space for American style fridge/freezer, fitted breakfast bar, boiler in cupboard, space for table and chairs, space for sofas.

Family Room/Study:

12'5" x 7'9" (3.78m x 2.36m)

First Floor:

Landing:

Access to loft space, built in airing cupboard.

Bedroom 1:

11'11" x 10'10" (3.63m x 3.30m) Fitted wardrobes along two walls.

En Suite:

7'6" x 5'10" (2.29m x 1.78m) Comprising open ended shower enclosure, wash hand basin with cupboard under, WC.

Bedroom 2:

19'5" x 9'8" (5.92m x 2.95m)

Bedroom 3:

14'1" x 8'9" (4.29m x 2.67m)

Bedroom 4:

11' x 9'2" (3.35m x 2.79m)

Bathroom:

9' x 5'10" (2.74m x 1.78m) Comprising bath with shower over, wash hand basin with cupboard under, WC.

OUTSIDE:

Front:

Paved area leading to large porch, block paved driveway providing off road parking, side access to rear garden.

Rear Garden:

Measures approximately 35' max x 35' and comprises area laid to artificial lawn, paved patio area, outside tap.

Cabin:

9'6" x 7'7" (2.90m x 2.31m) Currently used as a home office with power and light.

Garage:

17'7" x 8'1" (5.36m x 2.46m) With electric roller door, power and light, electric vehicle charging point.

Utility Room:

10'2" x 4'9" (3.10m x 1.45m) Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1990

Approximate Area:

1781sqft/165.2sqm (Including garage and outbuilding)

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:

Otterbourne Infant/Junior School

Secondary School:

Thornden Secondary School

Council Tax:

Band F

Local Council:

Winchester City Council - 01962 840222

Ground Floor = 867 sq ft / 80.5 sq m
 First Floor = 738 sq ft / 68.5 sq m
 Garage = 130 sq ft / 12 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 1781 sq ft / 165.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1148564



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	84
(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	

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