



sparks ellison

43 Cranbourne Drive, Winchester, SO21 2ES

£995,000

Located in the picturesque village of Otterbourne, Winchester, this magnificent home on Cranbourne Drive offers a perfect blend of space and elegance. Built in 1988, the property is set within a stunning plot of approximately 0.3 of an acre, providing ample outdoor space for relaxation and recreation. Upon entering, you are greeted by substantial accommodation that includes three inviting reception rooms, ideal for entertaining guests, enjoying family time or working from home. The spacious kitchen and dining room creates a warm and welcoming atmosphere, perfect for hosting gatherings or enjoying quiet meals at home. With five well-proportioned bedrooms, this residence caters to families of all sizes, ensuring everyone has their own personal space. The two bathrooms are thoughtfully designed, providing convenience. One of the standout features of this property is the heated swimming pool, which offers a delightful retreat during the warmer months or those brave enough for winter swimming. The garden area backs onto serene fields, enhancing the sense of privacy and tranquillity that this home provides. The extensive driveway and double garage offer ample parking and storage solutions, making this property as practical as it is beautiful. Located in a highly sought-after area, residents will benefit from the local shop, school, and public houses, all within easy reach. Additionally, the property is conveniently situated for access to Chandlers Ford and Winchester, as well as junction 12 of the M3, making commuting a breeze. This exceptional home in Otterbourne is a rare find, combining spacious living with a stunning outdoor environment, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

ACCOMMODATION

Ground Floor:

Reception Hall:

Stairs to first floor with cupboard under, Karndean floor.

Sitting Room:

21'0" x 12'10" (6.47m x 3.90m) Feature log burner, double doors to rear garden, Karndean floor.

Kitchen/Dining Room:

26'3" x 14'0" (8.01m x 4.27m) Range of units, electric double oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge, space for table and chairs and sofa.

Utility Room:

9'8" x 6'5" (2.94m x 1.96m) Range of units, space and plumbing for appliances, boiler and door to rear garden.

Study:

15'0" x 7'8" (4.56m x 2.34m) Window shutters.

Family Room:

18'4" x 18'2" (5.58m x 5.54m) Double doors to rear garden with shutters, Karndean floor.

Cloakroom:

Wash basin, WC.

First Floor:

Landing:

Double airing cupboard, hatch to loft space.

Bedroom 1:

22'9" x 18'3" (6.93m x 5.56m) The entrance lobby area is fitted with wardrobes, opening to the bedroom with access to eaves storage space and further built in wardrobes.

En-suite:

Comprising shower cubicle, wash basin with cupboard under, WC, tiled walls and floor.

Bedroom 2:

15'6" x 11'2" (4.72m x 3.41m) Fitted wardrobes and drawer units.

Bedroom 3:

12'0" x 11'9" (3.65m x 3.58m) Fitted wardrobes.

Bedroom 4:

11'2" x 9'4" (3.41m x 2.85m) Fitted wardrobes.

Bedroom 5:

11'5" x 6'9" (3.48m x 2.05m) Fitted wardrobes.

Bathroom:

Comprising bath with mixer tap, separate walk in shower area, wash basin with cupboard under, WC, tiled floor.

OUTSIDE

The magnificent plot extends to approximately 0.3 of an acre and represents a truly wonderful feature of this family home. The garden surrounds the property on all four sides and the rear backs onto open fields.

Front:

To the front of the property is a generous brick paved driveway affording parking for several vehicles with adjacent lawned area.

Rear Garden:

The garden provides good sized lawned areas surrounded by well stocked borders and enclosed by fencing and walling. A feature of the property is the heated swimming pool surrounded by a resin bonded area with adjacent boiler cupboard and pump/filter cupboard separate from the house.

Double Garage:

19'3" x 19'1" (5.86m x 5.81m) Double garage with two electric doors, light and power.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

1988

Approximate Area:

2841 sq ft / 263.9 sq m

Sellers Position:

Buying on

Heating:

Gas central heating

Windows:

Aluminium double glazed

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden School/Crestwood Community School

Local Council:

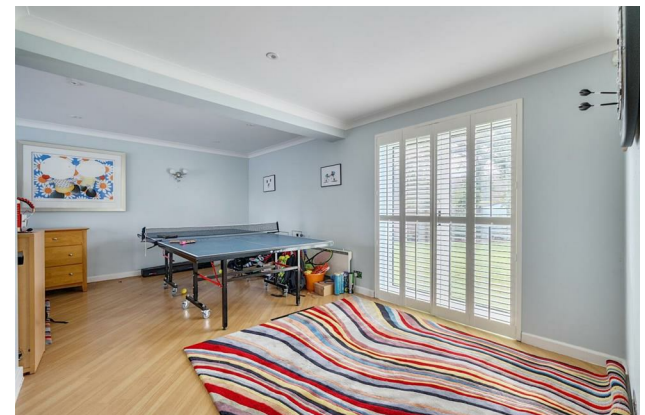
Winchester City Council - 01962 840222

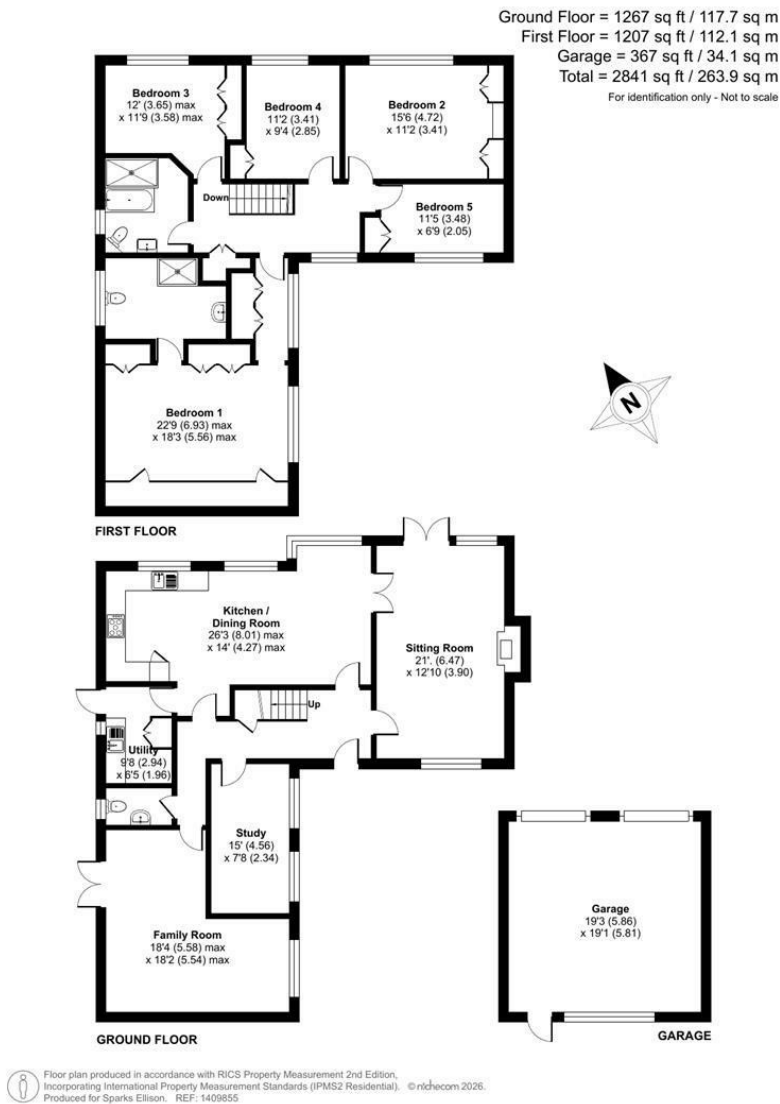
Council Tax:

Band G

Loft:

Partially boarded, light with cable.





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

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



