



sparky ellison

69 Cranbourne Drive, Otterbourne, SO21 2ES

£850,000

Occupying an attractive corner plot of approaching 0.2 acres, this impressive four bedroom detached family home is presented in excellent order throughout and offers both spacious and versatile accommodation. The ground floor has been thoughtfully reconfigured to create a superb open plan kitchen/dining/family room, forming the heart of the home and enjoying delightful views over the beautifully maintained rear garden. In addition, there is a dual aspect sitting room providing a bright and comfortable space for relaxation, along with a separate study - ideal for home working. Upstairs, the principal bedroom benefits from a well appointed en-suite, while three further bedrooms are served by a modern family bathroom. Externally, the property is a particular feature. A generous driveway provides off road parking for up to four vehicles and leads to a double garage. The rear garden is a true highlight, extending to approximately 86ft in length and enjoying a pleasant outlook across open fields, creating a wonderful sense of privacy. To the side, a further area offers an ideal space for outdoor dining and entertaining. Cranbourne Drive is conveniently situated for easy access to Chandler's Ford centre, the cathedral city of Winchester, and a range of excellent commuter links, making this an ideal home for families and professionals alike.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, under stairs storage cupboard, built in storage cupboard.

Cloakroom:

Comprising wash hand basin and WC inset to vanity unit.

Study:

7'5" x 7'1" (2.25m x 2.15m)

Sitting Room:

20'1" x 12'6" (6.12m x 3.81m) Fireplace surround and hearth with inset electric fire.

Kitchen/Dining/Family Room:

Kitchen/dining area: 18'9" x 12'2" (5.71m x 3.71m)

Family area: 9'2" x 6'3" (2.80m x 1.90m) Built in double oven, built in induction hob, integrated dishwasher, built in larder fridge, built in larder freezer, central island with breakfast bar, space for table and chairs, space for seating.

Utility Room:

6'3" x 4'11" (1.90m x 1.49m) Space and plumbing for washing machine, wall mounted boiler.

First Floor:

Landing:

Built in airing cupboard.

Bedroom 1:

15'1" x 12'2" (4.60m x 3.71m)

En-suite:

Comprising Jacuzzi bath, wash hand basin with storage under, WC, tiled walls, tiled floor.

Bedroom 2:

12'5" x 11'9" (3.78m x 3.59m) Range of fitted furniture incorporating hanging and drawer space.

Bedroom 3:

13'0" x 8'10" (3.97m x 2.70m)

Bedroom 4:

12'6" x 8'7" (3.81m x 2.61m)

Bathroom:

Comprising bath, shower in cubicle, wash hand basin with storage under, WC, tiled walls, tiled floor.

OUTSIDE:

Front:

Area laid to lawn, planted beds, side access to rear garden, driveway providing off road parking.

Rear Garden:

A fabulous feature of the home measuring approximately 86' from rear of property to the filed at the rear x 66' measure across the widest part of garden across the patio. There is a large expanse of lawn, paved patio area, variety of mature bushes and plants. To the side of the property is a further area with paved patio area, area laid to shingle, water feature, greenhouse, outside tap.

Garage:

18'8" x 18'1" (5.70m x 5.50m) Twin up and over doors, power and light.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1986

Approximate Area:

2076 sq ft / 192.8 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazing

Loft Space:

Partially boarded with connected light.

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden School / Crestwood Community School

Local Council:

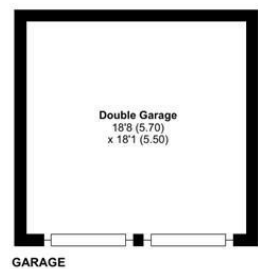
Winchester City Council – 01962 840 222

Council Tax:

Band F

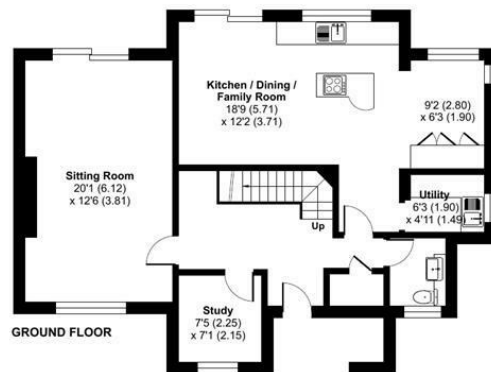
Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



GARAGE

Ground Floor = 882 sq ft / 81.9 sq m
First Floor = 857 sq ft / 79.6 sq m
Garage = 337 sq ft / 31.3 sq m
Total = 2076 sq ft / 192.8 sq m



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	

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