



**Rowe
& Co.**

5 Meadowcroft Close, Otterbourne

Winchester

In Excess of **£800,000**

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5 Meadowcroft Close

Otterbourne, Winchester

This Superb four bedroom detached family home has been improved by the current owner and now offers beautifully presented and spacious accommodation throughout including a stunning re-fitted kitchen, re-fitted bathrooms and spot lighting, oak doors throughout. Set within a popular location in the centre of Otterbourne. The property is a short walk from local amenities and close to travel routes and falls within Otterbourne Church of England Primary and Thornden School catchment area. Accommodation to the ground floor comprises a stunning entrance hallway, 21ft sitting room, family room, study, kitchen / dining room, utility. On the first floor are four well-proportioned bedrooms with En-suite to master and shower room. Outside benefits a paved driveway, enclosed lawned rear garden.

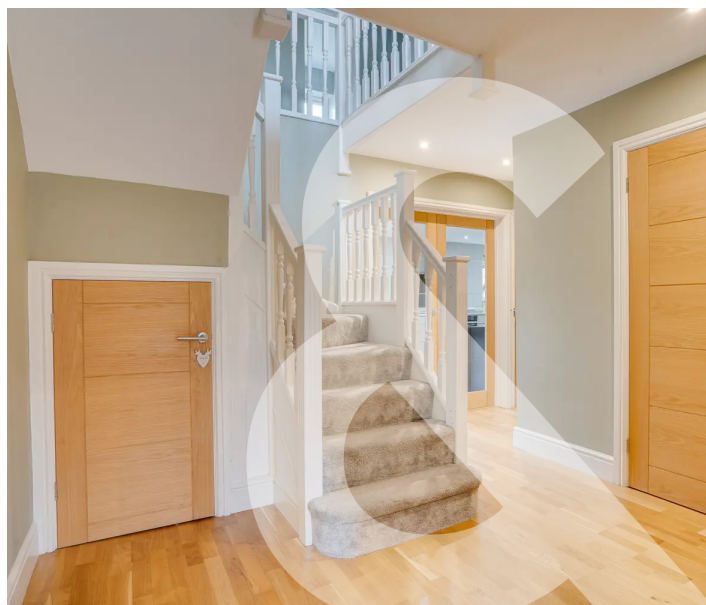
LOCATION

Otterbourne is an idyllic village a short drive from the historic city of Winchester and close to the village and train station of Shawford. Otterbourne offers a village hall, church, garage, post office and traditional inns, including the popular family pub The Old Forge with its fine dining. The cathedral city of Winchester has many famous attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. The area also offers a selection of first-class schooling for all ages with Otterbourne Church of England Primary School only a short walk away and Thornden School only a few minutes' drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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INSIDE

The front door opens into a stunning entrance hall which has stairs leading to the first floor with understairs cupboard with doors to all principal rooms. The spacious sitting room is double aspect which has a window to the front aspect and patio doors out to the rear garden. Double doors lead into the 29ft kitchen/dining room which can be found to the rear of the property and has a window and patio doors opening out to the rear garden. The kitchen has been fitted to a high standard, there is a breakfast bar and a range of wall and base level units and complimentary worktops, Neff appliances include a slide and hide double oven, induction hob with extractor over, fridge, hot water tap, insinkrator and dishwasher. The utility room has an external door to the side and has a range of base units with worktops with an inset sink and space for a washing machine and tumble dryer. The study can be found to the front of the property with a window to the front aspect. A particular feature of the property is the family room which has two windows to the front, under floor heating and a large storage cupboard. The cloakroom is fitted with a wash hand basin & W/C. The first-floor landing has doors leading to all bedrooms. The spacious master bedroom has a window to the rear aspect and benefits from fitted wardrobes, the en-suite has been beautifully fitted with a bath, wash hand basin, W/C and heated towel rail and complementary tiling. There are three further bedrooms, bedroom three benefits from fitted wardrobes. The shower room has a window to the rear aspect and is tiled with a walk in shower, wash hand basin and W/C and heated towel rail.

OUTSIDE

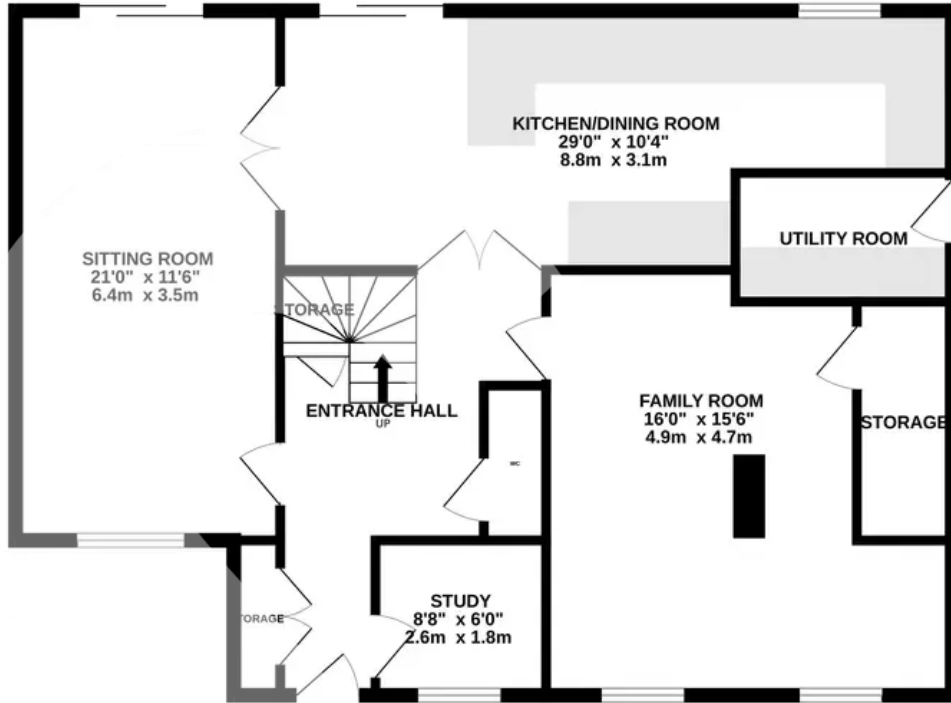
To the front of the property is block paved driveway accommodating parking for a number of cars, pedestrian gated access to the rear. The easy maintenance rear garden is fence panel enclosed and is laid to lawn with a paved patio area, and a selection of planted shrubbery.



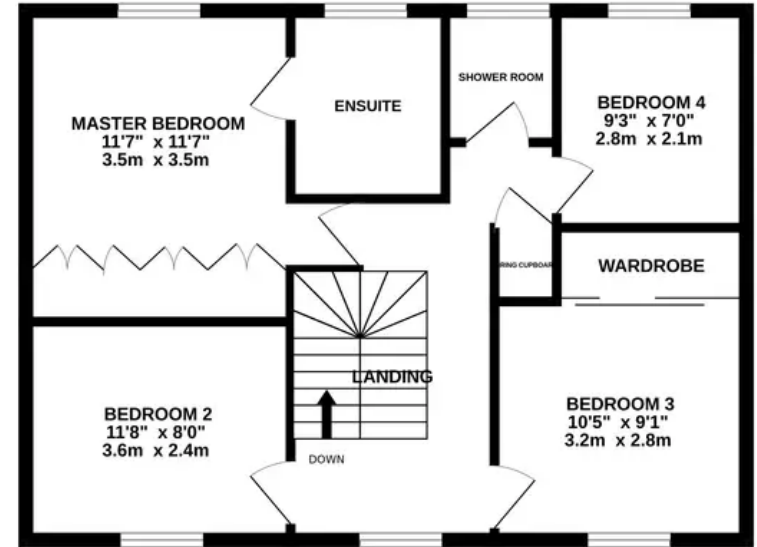
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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