



Rowe  
& Co.

2 Greenacres Drive, Otterbourne

Winchester

£750,000



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& Co.**



## 2 Greenacres Drive

Otterbourne, Winchester

### Introduction

This beautifully presented four-bedroom detached family home is situated in a quiet cul de sac in a highly requested location in Otterbourne within close proximity to local shops and Schools. The accommodation briefly comprises on the ground floor a large entrance hall, sitting room, beautifully re-fitted kitchen/dining room, utility room, study/playroom and cloakroom. On the first floor there is a landing, four bedrooms including the master with en-suite and the family bathroom. Outside the property sits on a corner plot and enjoys a low maintenance south / west facing rear garden, garage and driveway.

### Location:

Greenacres Drive is situated in the highly regarded village of Otterbourne, 4 miles south of the city of Winchester. There is a superb primary school nearby facilities including three pubs, a post office, a village shop and playing fields, along with walks to the River Itchen. Easy access to the M3 and M27 motorways, providing fast road links to London, Southampton International Airport is only a short distance away with national and international destinations. Shawford Railway Station is approximately 1.25 miles away and has services to London Waterloo.

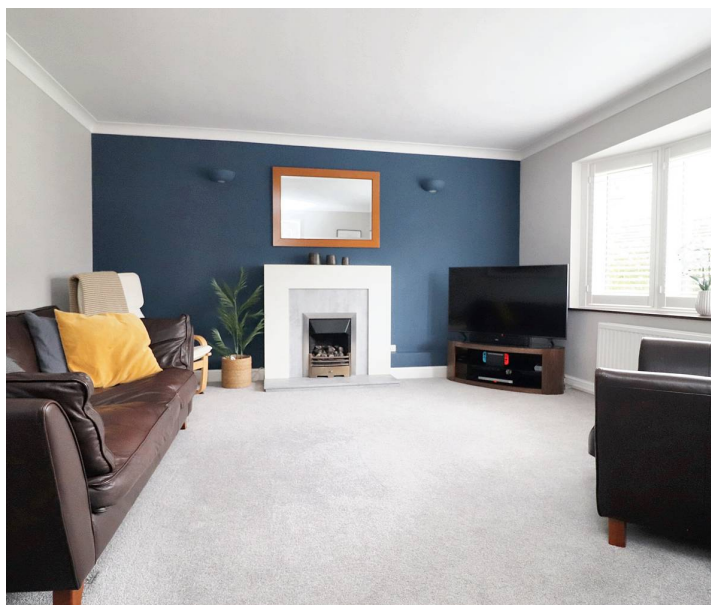
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Thornden & Otterbourne Primary Catchment
- En-Suite To Master
- Modern Kitchen / Dining Room
- Two Reception Rooms





# 2 Greenacres Drive

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## Inside

The front door opens into the beautiful entrance hall which has stairs to the first floor and understairs cupboard with a door leading sitting room, the sitting room has a window to the front aspect and a feature fireplace. A particular feature of the property is the stunning kitchen/dining room which can be found to the rear of the property. The kitchen has been re-fitted by the current owners and features a range of wall and base units with worktops over and a centre island with breakfast bar. Electric oven, hob, and an extractor over. Feature under lighting. Sink unit and a range of integrated appliances including a wine cooler. There is a large storage cupboard. Window to the rear and patio doors opening to the rear garden.

An opening leads through to the playroom/study which has a window to the front of to property and a door opens into the utility room which has matching base units, space for washing machine and a dryer. Door to the rear garden. Sink unit. The cloakroom is fitted with a WC and a wash hand basin. On the first floor the landing provides access to all bedrooms, airing cupboard and the family bathroom. The Master bedroom has a window to the rear and has an en-suite which has been re-fitted with a shower and a sink unit with WC. Bedroom two has a window to the rear, bedrooms three and four can be found to the front of the property. Bedroom four has fitted wardrobes. The family bathroom has been fitted with a matching suite including panelled bath, sink unit and WC.

## Outside

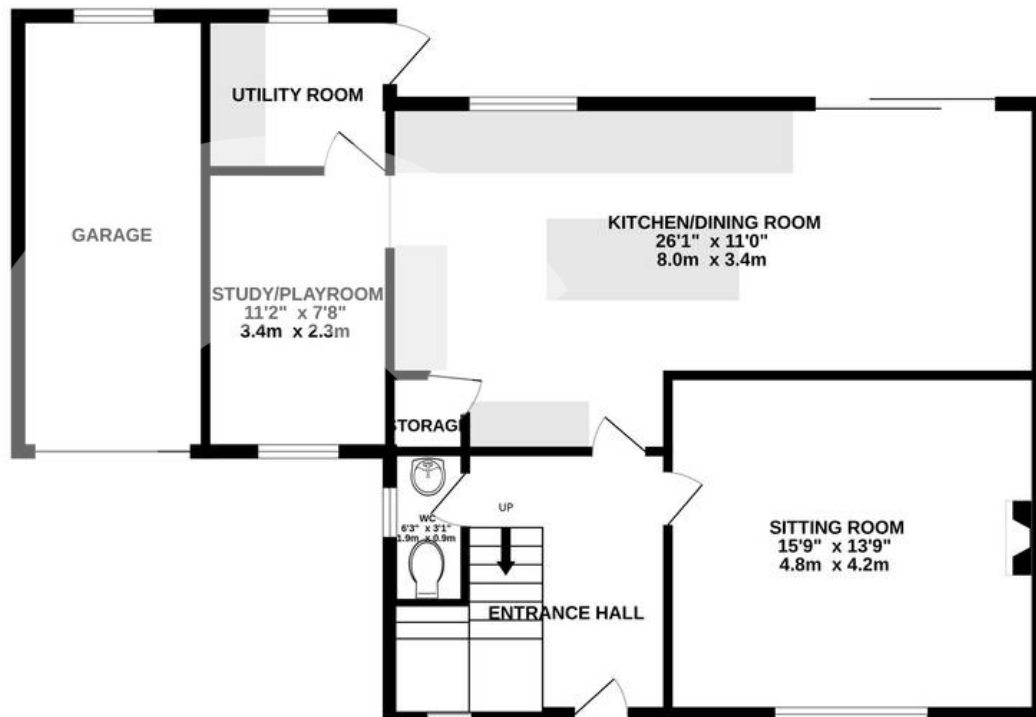
To the front of the property there is a driveway providing parking for a number of cars and leading to the garage. There is a low maintenance front garden with a pathway leading to the front door. The rear garden is mainly lawned, enclosed with flower and shrub borders, garden shed, paved patio area with a sunny aspect ideal for entertaining.



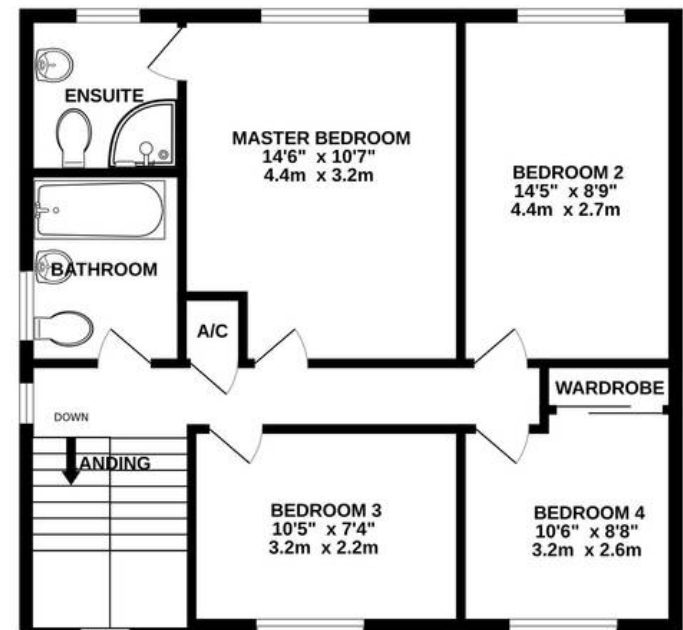
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GROUND FLOOR



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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**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

