

Gairloch, Waterworks Road, Otterbourne, Winchester, SO21 2DP



welcome to Gairloch, Waterworks Road, Otterbourne, Winchester, SO21 2DP

This four bedroom detached home is situated in the highly desirable location of Otterbourne. Currently offering four generous double bedrooms, and plenty of downstairs living space with a bright and airy conservatory and an impressive sized kitchen.

Upon entering the property, you are welcomed by the porch, which leads you through to the open plan living/dining space. The property also benefits from a separate office space downstairs, however given its generous sized, could be used for a multitude of reasons. Moving through the downstairs accommodation, you will find a tastefully decorated WC, as well as a generous sized kitchen. The kitchen boasts space for a large fridge freezer as well as integrated dishwasher and gas 5 ring hob and integrated electric oven.

The property also offers a large conservatory with wonderful views onto the garden.

Upstairs, the property hosts for generous sized double bedrooms, with the master benefitting from its own en-suite. Access to the family bathroom is also on the first floor and offers a three piece suite with modern fitted bath and electric shower overhead.

Externally the property offers a wonderfully mature, landscaped garden as well as access to a double garage to the rear of the property.











Total floor area 133.0 sq.m. (1,432 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Lounge 17' 3" MAX x 13' 5" (5.26m MAX x 4.09m)

Dining Room 10' 9" x 9' 10" (3.28m x 3.00m)

Office 10' 8" MAX x 8' 4" MAX (3.25m MAX x 2.54m MAX)

Kitchen 16' 1" MAX x 11' 1" MAX (4.90m MAX x 3.38m MAX)

Bedroom 1 12' 3" MAX x 14' 3" MAX (3.73m MAX x 4.34m MAX)

En-Suite

Bedroom 2 11' 4" x 10' 7" Into wardrobe (3.45m x 3.23m Into wardrobe)

Bedroom 3 8' 5" x 10' 10" (2.57m x 3.30m) **Bedroom 4** 8' 5" x 10' 4" (2.57m x 3.15m)

Conservatory 11' 5" x 11' 6" (3.48m x 3.51m)

Double Garage 16' 4" x 17' 4" (4.98m x 5.28m)

welcome to

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- Double garage and off road parking
- 4 generous sized bedrooms
- open plan living space
- desirable location
- mature well maintained garden

Tenure: Freehold EPC Rating: D

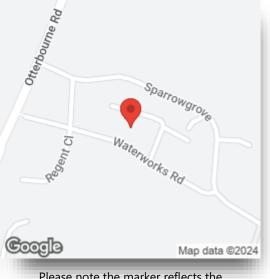
£775,000





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Please note the marker reflects the postcode not the actual property



Property Ref:

ELH105785 - 0015

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