



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

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

- 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



view this property online fox-and-sons.co.uk/Property/ELH105785

Please note the marker reflects the postcode not the actual property



Property Ref:
ELH105785 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



fox-and-sons.co.uk