



MEADOWCROFT
CLOSE



sparky ellison

4 Meadowcroft Close, Winchester, SO21 2HD

£795,000

A stunning four bedroom family home situated in a popular cul de sac location within the village of Otterbourne and close to the Recreation Ground. The property is superbly presented and well maintained offering wonderful accommodation for family living including an impressive kitchen/dining/family room as well as a sitting room with log burner. There is an additional family room that could be utilised as a study whilst an external cabin also provides space for home working. Four generous bedrooms provide ample space on the first floor and are served by an en suite and family bathroom. Externally there is a block paved driveway and garage along with an electric vehicle charging point

ACCOMMODATION:

Ground Floor:

Entrance Hall:
Stairs to first floor, built in coats cupboard, tiled floor.

Cloakroom:
5'3" x 3'11" (1.60m x 1.19m) Comprising wash hand basin with cupboard under, WC.

Sitting Room:
17' x 14' (5.18m x 4.27m) Fitted log burner.

Kitchen/Dining/Family Room:
27'2" max x 19'4" max (8.28m x 5.89m) A stunning set up providing the hub of the home and comprising two built in double ovens, two built in single ovens, built in five ring gas hob, integrated extractor hood, integrated dishwasher, space for American style fridge/freezer, fitted breakfast bar, boiler in cupboard, space for table and chairs, space for sofas.

Family Room/Study:
12'5" x 7'9" (3.78m x 2.36m)

First Floor:

Landing:
Access to loft space, built in airing cupboard.

Bedroom 1:
11'11" x 10'10" (3.63m x 3.30m) Fitted wardrobes along two walls.

En Suite:
7'6" x 5'10" (2.29m x 1.78m) Comprising open ended shower enclosure, wash hand basin with cupboard under, WC.

Bedroom 2:
19'5" x 9'8" (5.92m x 2.95m)

Bedroom 3:
14'1" x 8'9" (4.29m x 2.67m)

Bedroom 4:
11' x 9'2" (3.35m x 2.79m)

Bathroom:
9' x 5'10" (2.74m x 1.78m) Comprising bath with shower over, wash hand basin with cupboard under, WC.

OUTSIDE:

Front:
Paved area leading to large porch, block paved driveway providing off road parking, side access to rear garden.

Rear Garden:
Measures approximately 35' max x 35' and comprises area laid to artificial lawn, paved patio area, outside tap.

Cabin:
9'6" x 7'7" (2.90m x 2.31m) Currently used as a home office with power and light.

Garage:
17'7" x 8'1" (5.36m x 2.46m) With electric roller door, power and light, electric vehicle charging point.

Utility Room:
10'2" x 4'9" (3.10m x 1.45m) Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1990

Approximate Area:
1781sqft/165.2sqm (Including garage and outbuilding)

Sellers Position:
Found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazing

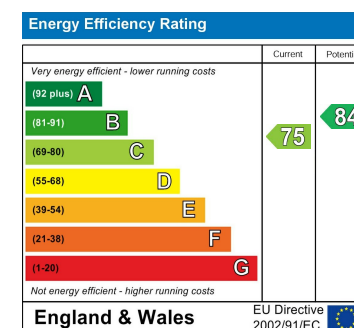
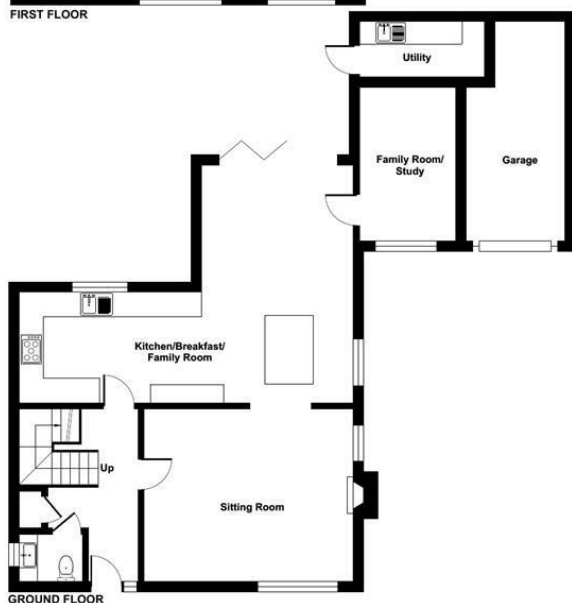
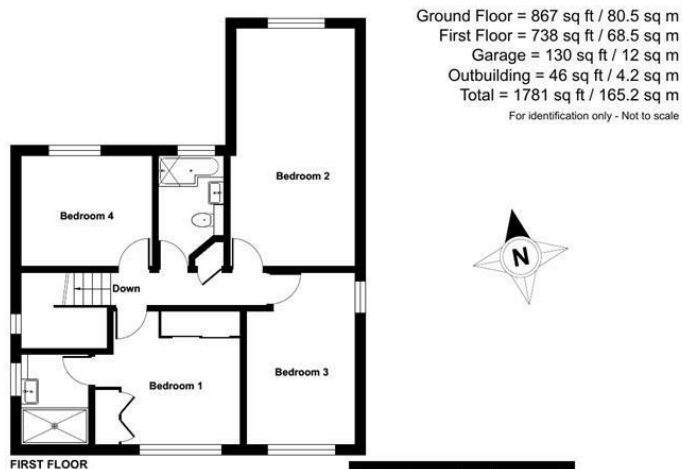
Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Otterbourne Infant/Junior School

Secondary School
Thornden Secondary School

Council Tax:
Band F

Local Council:
Winchester City Council - 01962 840222



94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk

Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



