



**Rowe
& Co.**

35 Coles Mede, Otterbourne

Winchester

£950,000



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Otterbourne, Winchester

Located in the highly sought-after village of Otterbourne, near Winchester, this superb five-bedroom detached family home is beautifully presented throughout to an impeccable standard. The spacious ground floor accommodation comprises a welcoming entrance hall, an impressive 23ft lounge, study, separate dining room, well-appointed kitchen/breakfast room, utility room and cloakroom. To the first floor are five well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from a large driveway providing ample parking, a detached double garage, and an established rear garden, ideal for family living and entertaining.

LOCATION

Coles Mede in Otterbourne offers an ideal balance of peaceful village living and convenient access to Winchester, just four miles away. The village has a welcoming community atmosphere with amenities including The White Horse Inn, a village hall, green spaces, and playgrounds. Winchester High Street is easily reached and offers a wide range of independent shops, cafés, restaurants, cultural venues, and transport links. Families benefit from access to highly regarded local schools, including Otterbourne Church of England Primary School, St Faith's Church of England Primary School, Thornden School, and The Westgate School, making this a well-connected and family-friendly location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



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INSIDE

You enter the property into a spacious entrance hall, with doors leading to all principal rooms and a cloakroom. Double internal doors open into the wonderful 23ft lounge, which benefits from dual-aspect windows and a large bay to the front, allowing an abundance of natural light. A further door leads to the formal dining room, featuring sliding French doors opening onto the rear garden. There is also a useful study with a window to the front aspect. The heart of the home is the impressive 23ft kitchen/breakfast room, which has a window and French doors to the rear. The kitchen is fitted with a stylish range of white gloss wall and base units, with cupboards and drawers under, complemented by attractive worktops. A breakfast bar sits at one end, and a door leads through to the utility room. To the first floor is a large, gallery-style landing with access to the airing cupboard and doors leading to five well-proportioned bedrooms. The master bedroom benefits from a dressing area and an en-suite shower room. A family bathroom services the remaining bedrooms.

OUTSIDE

The property benefits from a generous frontage featuring a driveway providing parking for multiple vehicles, gated side access to the rear, and a detached double garage with power and lighting. The well-established rear garden offers a large paved seating area, perfect for entertaining, complete with a bespoke wooden pergola. The remainder is mainly laid to lawn and complemented by a variety of mature shrubs and planting.

- Located In The Idyllic Village Of Otterbourne
- Executive Detached Family Home
- Five Bedrooms
- Detached Double Garage
- Large Driveway
- Utility & Cloakroom



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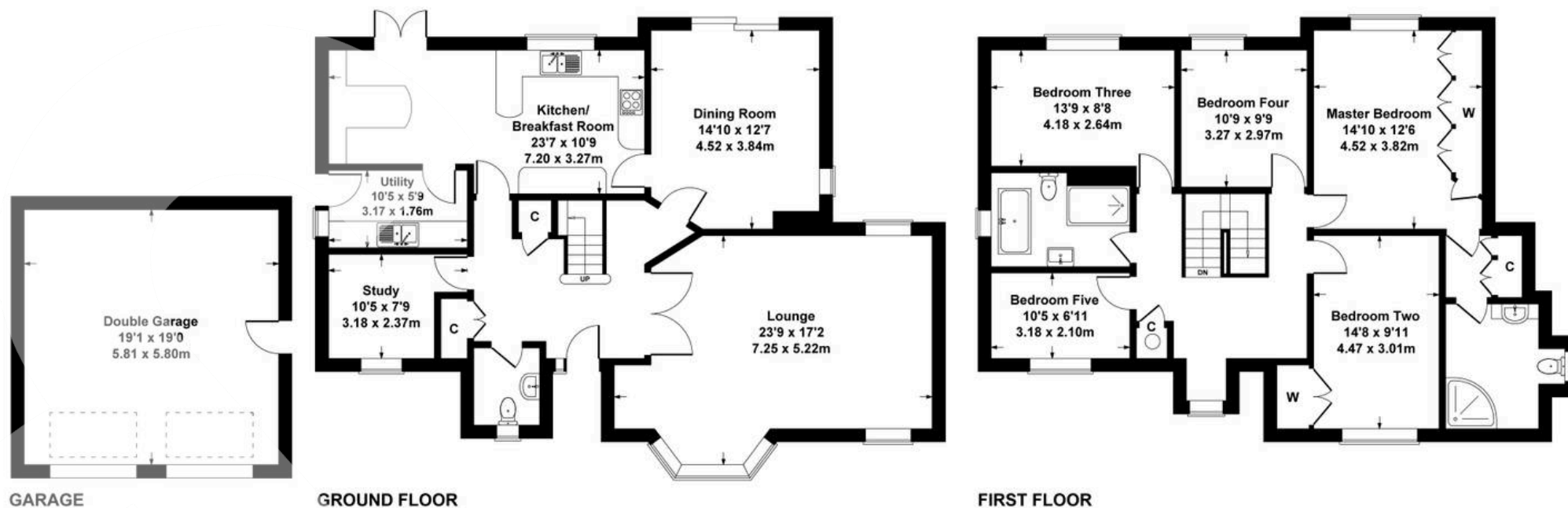


**REQUEST
VIEWING**

(GOTTA BE QUICK!)

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Approximate Gross Internal Area
2486 sq ft - 231 sq m
(Including Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.