



**Rowe  
& Co.**

**30 Meadowcroft Close, Otterbourne**

Winchester

In Excess of **£575,000**

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& Co.**



## 30 Meadowcroft Close

Otterbourne, Winchester

Offered with a complete forward chain is this Superb four bedroom detached family home within a popular road in Otterbourne.

The property is a stones throw from local amenities and travel routes and falls within Otterbourne Church of England Primary and Thornden School catchment area. Accommodation to the ground floor comprises an entrance porch, hallway, spacious lounge, dining room, kitchen / breakfast room, utility and cloakroom. On the first floor are four well proportioned bedrooms with En-suite to master and family bathroom. Outside benefits a driveway, garage and easy maintenance rear garden. We anticipate a high level of interest and an early viewing comes highly recommended.

### LOCATION

Otterbourne is an idyllic village a short drive from the historic city of Winchester and close to the village and train station of Shawford. Otterbourne offers a village hall, church, garage, post office and traditional inns, including the popular family pub The Old Forge with its fine dining.

The cathedral city of Winchester has many famous attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. The area also offers a selection of first-class schooling for all ages with Otterbourne Church of England Primary School only a short walk away and Thornden School only a few minutes' drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



# 30 Meadowcroft Close

Otterbourne, Winchester

## INSIDE

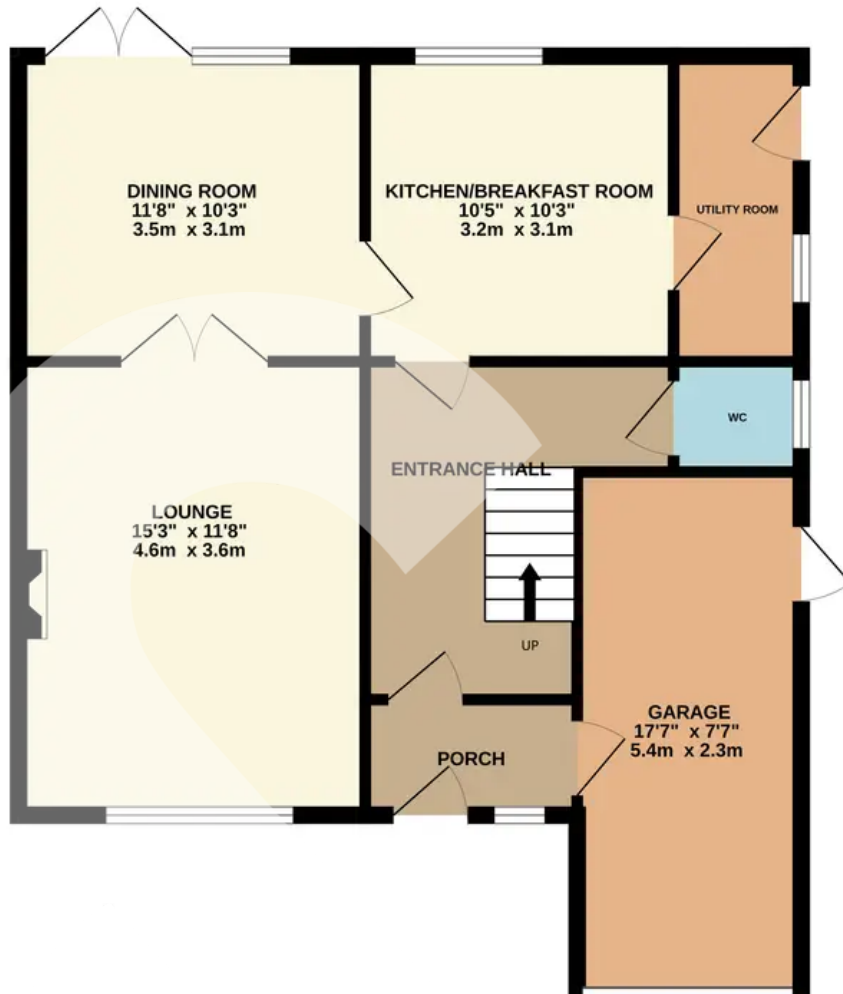
You enter the property into a porch with doors leading to the garage and inner hallway which is laid to carpet with doors to all principal rooms and stairs to the first floor. The spacious lounge which has a window to the front aspect and is laid to carpet, there is a feature gas fire to one wall and plenty of space for free standing furniture. Internal doors lead into the dining room which has a window and French doors to the rear garden and is laid to carpet with a door accessing the kitchen. The well-appointed kitchen has a window to the rear aspect and has been laid to tile flooring, there is a breakfast bar with the kitchen being fitted with a range of wall and base level units and complimentary worktops, appliances include a double oven, induction hob with extractor over, fridge freezer and dishwasher. The utility room has an external door to the side and is laid to tile flooring, there are worktops with an inset sink and space for a washing machine and tumble dryer. The cloakroom has a window to the side and is fitted with a wash hand basin, W/C and heated towel rail. The first-floor landing is laid to carpet with loft access and doors leading to all rooms. The spacious master bedroom has a window to the front aspect and is laid to carpet, the en-suite has a window to the front and is laid to tile flooring with a walk in shower, wash hand basin, W/C and heated towel rail. There are three further bedrooms all laid to carpet with fitted wardrobes in bedrooms two and three. The family bathroom has a window to the rear aspect and is fully tiled with an enclosed bath with shower over, basin and W/C in vanity and heated towel rail.

## OUTSIDE

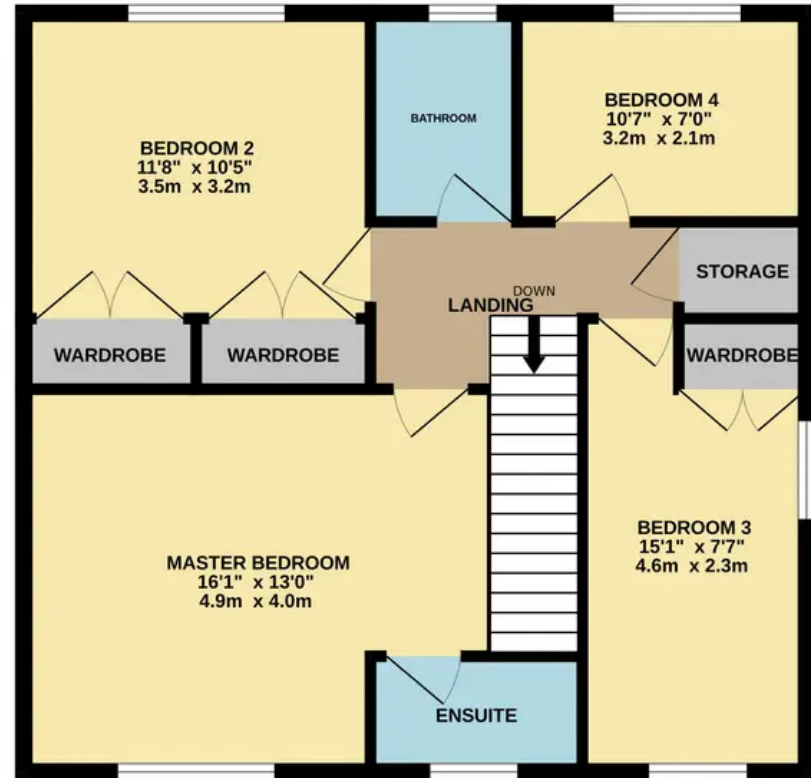
To the front of the property is block paved driveway accommodating parking for two vehicles, shrub borders, pedestrian gated access to the rear and access to the garage via up and over door. The easy maintenance rear garden has fence borders and is laid to gravel with a paved seating area, wooden shed providing useful storage space and a selection of planted shrubbery.



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!)

