



**Rowe
& Co.**

15 Greenacres Drive, Otterbourne

Winchester

£875,000

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Otterbourne, Winchester

This wonderful executive five-bedroom home has been thoughtfully extended by the current owners and now offers 2,174 sq ft of internal accommodation. There is also approved planning permission for a garage conversion, which has yet to be carried out. Situated in a quiet cul-de-sac within the quaint village of Otterbourne, the ground floor accommodation comprises an entrance hall, cloakroom, lounge, dining room, family room/study, conservatory, and a kitchen/breakfast room. On the first floor, there are five bedrooms, including two en-suite rooms, as well as a family bathroom. Externally, the property benefits from a double garage, driveway, and a secluded rear garden.

LOCATION

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: F - Tenure: Freehold

EPC Energy Efficiency Rating: C



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INSIDE

You are welcomed into the property via a spacious entrance hall, which provides access to the cloakroom, various reception rooms, and stairs rising to the first floor. A door to one side offers internal access to the double garage. The generous lounge features sliding doors that open onto the rear garden, creating a bright and airy living space. An opening leads through to the formal dining room, which comfortably accommodates a large table and chairs. From here, a further door leads into the conservatory, complete with French doors opening out to the garden.

Also accessed from the lounge is a highly versatile family room, ideal for use as a home office or playroom, benefiting from bi-folding doors to the rear. The impressive kitchen/breakfast room boasts vaulted ceilings with skylights, enhancing the sense of space and natural light. It is fitted with a range of shaker-style wall and base units, complemented by cupboards, drawers, and stylish worktops. Upstairs, the first floor offers five well-proportioned bedrooms. The principal bedroom and bedroom two both benefit from en-suite facilities, while the remaining bedrooms are served by a well-maintained family bathroom.

OUTSIDE

The front of the property features a driveway providing side-by-side parking for two vehicles. To one side, there is gated pedestrian access leading to the rear garden, along with an up-and-over door giving access to the garage. A footpath leads to the front door, bordered by a lawned area with established shrub planting. The rear garden offers a spacious decked seating area, ideal for entertaining, with the remainder mainly laid to lawn. It is complemented by a variety of mature trees and shrubs, and a wooden shed provides convenient additional storage.



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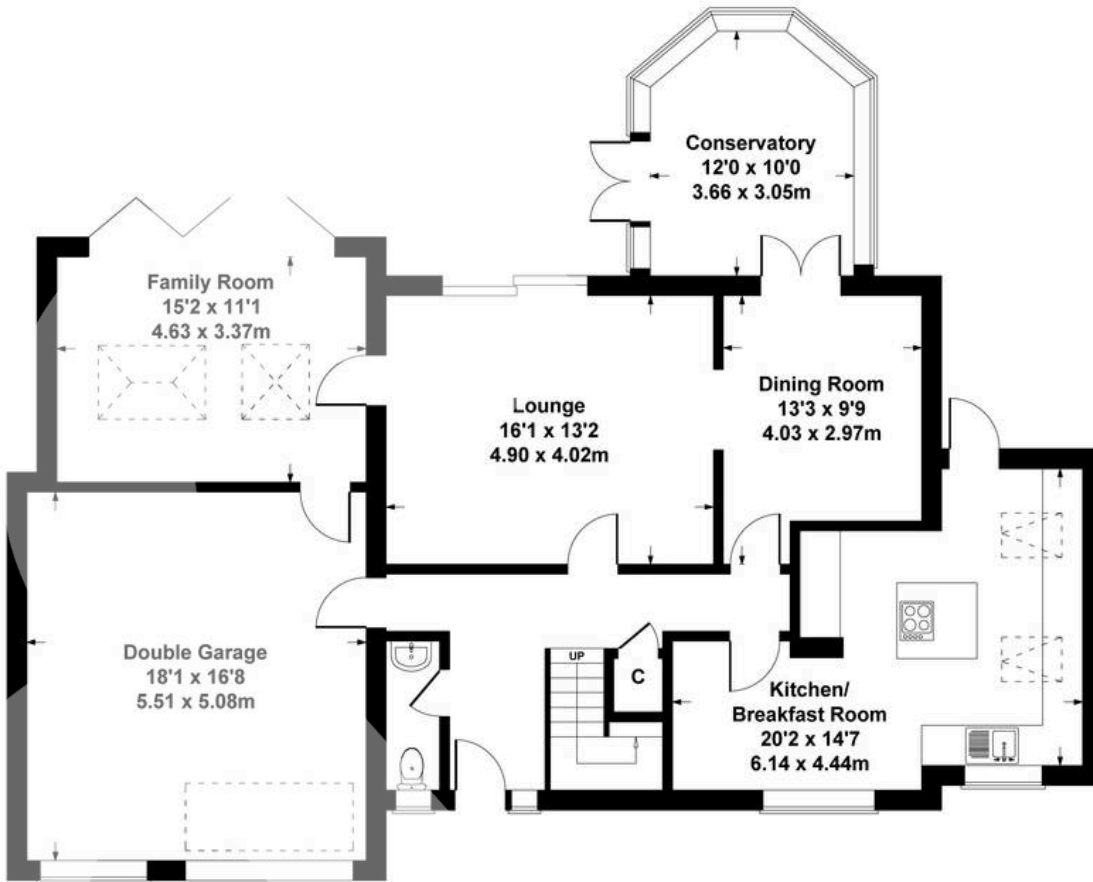
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Approximate Gross Internal Area
2174 sq ft - 202 sq m
(Including Garage)

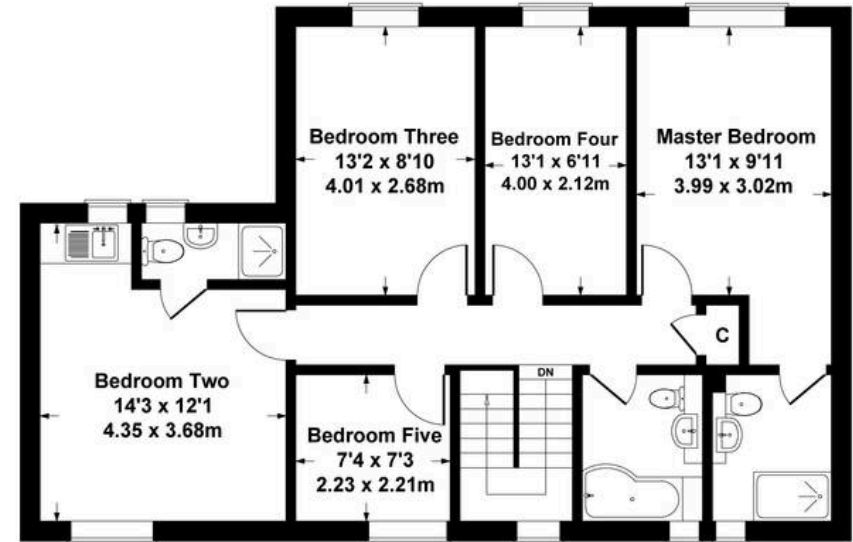
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GROUND FLOOR



FIRST FLOOR

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.