



Rowe
& Co.

69 Cranbourne Drive, Otterbourne
Winchester

In Excess of £800,000

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Otterbourne, Winchester

Introduction

Set behind a broad frontage, this attractive four-bedroom detached home offers an excellent balance of spacious family accommodation, contemporary open-plan living and beautifully established gardens. The property has a welcoming, individual character, with warm and well-presented interiors alongside generous natural light throughout. A detached double garage, extensive parking and views towards neighbouring open fields further enhance this appealing home.

Location

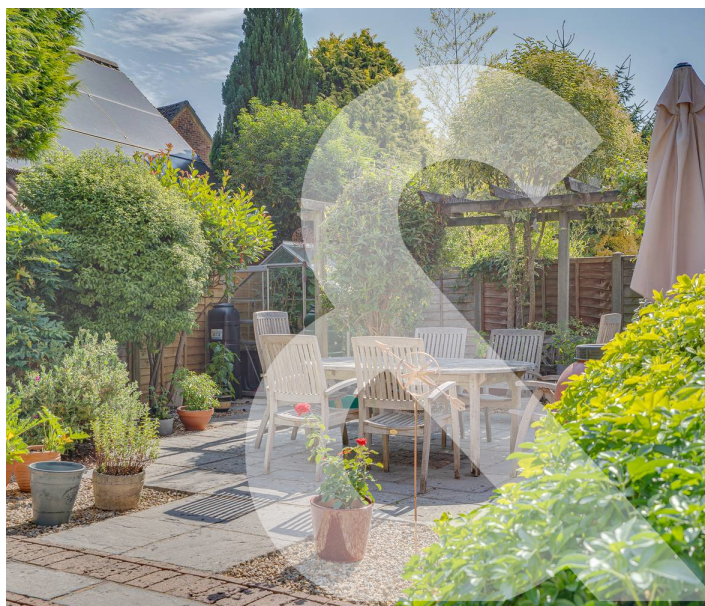
Otterbourne is an idyllic village a short drive from the historic city of Winchester and close to the village and train station of Shawford. Otterbourne offers a village hall, church, garage, post office and traditional inns, including the popular family pub The Old Forge with its fine dining. The cathedral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

EPC Environmental Impact Rating: C



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Inside

The entrance opens into a bright and welcoming hallway, which provides access to the main ground-floor rooms and offers useful space for greeting guests and everyday family life. The principal sitting room is a particularly comfortable reception space. At the heart of the property is the impressive open-plan kitchen, dining and family area. The kitchen has been designed in a stylish contemporary finish, with contrasting cabinetry, work surfaces and a central island providing additional preparation space and informal seating. The kitchen flows naturally into a dining area, positioned beside glazed doors overlooking the garden. A separate study provides a practical home-working environment. Upstairs, the landing is bright and well presented, leading to all four bedrooms. The principal bedroom is generously proportioned, with space for a substantial bed and additional furniture. Further double bedrooms feature attractive outlooks and calming neutral décor. An additional ensuite shower room provides further convenience for family members and guests.

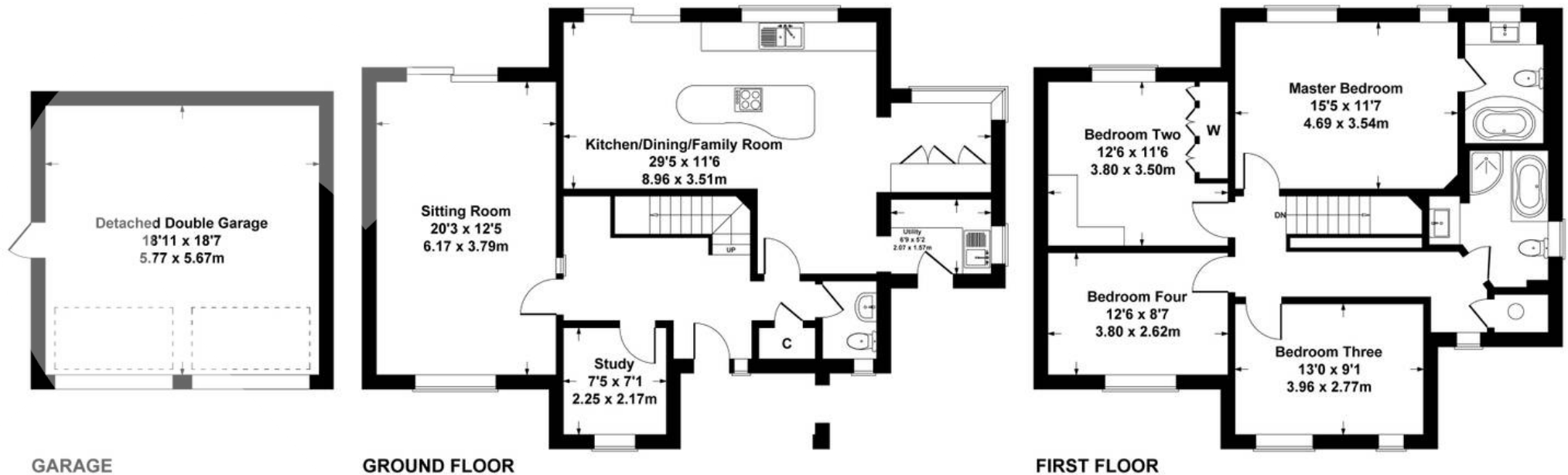
Outside

The property is approached across a substantial driveway, providing plentiful off-road parking and access to the detached double garage. Mature hedging, shaped shrubs and established planting soften the frontage, while the house itself presents well beneath a warm tiled roof. The gardens are a standout feature of the home. Generous, mature and thoughtfully arranged, they include a variety of landscaped areas designed for both relaxation and entertaining. Carefully positioned seating areas allow different parts of the garden to be enjoyed throughout the day, while established hedging provides a good degree of shelter and privacy. At the edge of the garden, views open across neighbouring fields, adding to the property's peaceful, semi-rural atmosphere.



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Approximate Gross Internal Area
2067 sq ft - 192 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.