



sparks ellison

75 Cranbourne Drive, Otterbourne, SO21 2ES

£925,000

Located in a cul-de-sac in the charming village of Otterbourne, Winchester, this exquisite detached house on Cranbourne Drive is a true gem. Beautifully presented throughout to an impeccable standard, this property boasts an array of wonderful attributes that make it a perfect family home. As you enter, you are welcomed by a spacious hall leading to a stunning open plan kitchen/dining & living area, which serves as the heart of the home. This spacious layout is ideal for both entertaining and everyday family life. The dual aspect sitting room offers a bright and airy atmosphere, while a dedicated study provides a quiet space for work or relaxation. The property features four generously sized double bedrooms, ensuring ample space for family and guests. The high specification refitted en-suite and family bathroom are designed with modern living in mind, providing comfort and style. Outside, the generous plot includes a delightful 76' x 49' rear garden, which enjoys a southerly aspect, perfect for soaking up the sun. The double garage adds convenience and additional storage options. Situated in the highly sought-after Otterbourne village, this home is within walking distance to local amenities, including a school, shop, public houses, and bus services to Winchester. Junction 12 of the M3 is a short drive away. This property not only offers a beautiful living space but also a wonderful community lifestyle. Do not miss the opportunity to make this stunning house your new home.

ACCOMMODATION

Ground Floor

Open Porch:

Front door to:

Reception Hall:

Stairs to first floor, coats cupboard, Karndean floor.

Cloakroom:

Re-fitted modern suite comprising wash basin with cupboard under, WC.

Sitting Room:

20'2" x 12'6" (6.15m x 3.81m) A dual aspect room with double doors to rear garden.

Kitchen Area:

21'9" x 17'3" (6.63m x 5.26m) The kitchen area has been re-fitted with an attractive range of bespoke units and quartz worktops, island units with inset induction hob and extractor hood over and breakfast bar to one side. Built in electric oven and combination oven/microwave, integrated dishwasher and full height fridge. All the appliances are Neff. Larder cupboard and further built in under stairs cupboard, Karndean flooring, open plan to dining area:

Dining Area:

Space for table and chairs and double doors to rear garden, Karndean flooring, open plan to snug area:

Snug Area:

9'5" x 6'8" (2.87m x 2.03m) Sitting area with space for sofas and chairs, Karndean flooring.

Utility Room:

6'8" x 4'10" (2.03m x 1.47m) Range of units, Belfast sink, space and plumbing for washing machine, water softener, boiler, door to outside.

Study:

7'6" x 7'3" (2.29m x 2.21m) Karndean floor.

First Floor

Landing:

Hatch to loft space, airing cupboard.

Bedroom 1:

15'9" x 11'8" (4.80m x 3.56m)

En-Suite Shower Room:

Re-fitted modern Villeroy and Boch suite comprising full width shower area with glazed screen, wash basin with cupboard under, WC, Amtico floor, tiled walls.

Bedroom 2:

12'6" x 11'6" (3.81m x 3.51m)

Bedroom 3:

12'6" x 8'11" (3.81m x 2.72m)

Bedroom 4:

12'11" x 9'2" (3.94m x 2.79m)

Bathroom:

Re-fitted modern suite by Villeroy and Boch comprising bath with mixer the tap and shower attachment, wash basin with cupboard under, WC, Amtico floor, wall mounted cabinet.

OUTSIDE

Front:

To the front of the property is a generous drive affording off street parking with side access to rear garden.

Rear Garden:

A particularly attractive feature of the property measuring approximately 76' x 49' enjoying a pleasant southerly aspect. Adjoining the house is a paved patio leading onto a generous level lawn enclosed by planted borders and hedging and fencing.

Double Garage:

Light and power, door to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1987

Approximate Area:

197sqm/2120sqft (Including garage)

Sellers Position:

Looking for forward purchase

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Loft Space:

Partially boarded with ladder and light connected

Infant/Junior School:

Otterbourne C of E Primary School

Secondary School:

Thornden Secondary School

Local Council:

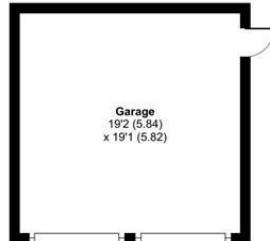
Winchester City Council

Council Tax:

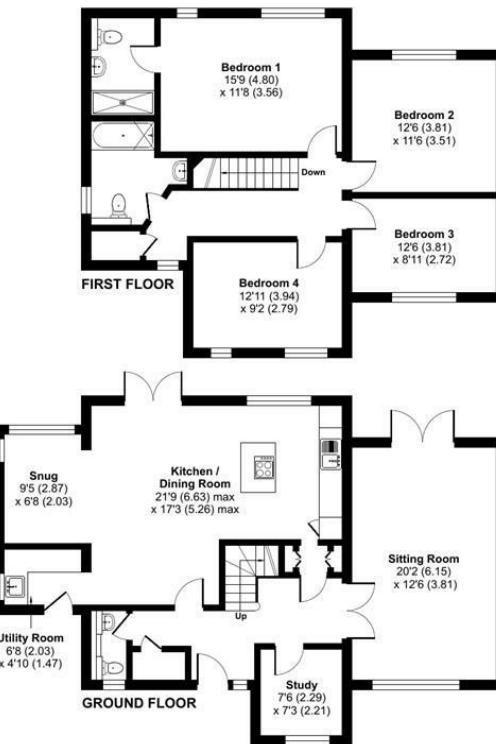
Band F

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 930 sq ft / 86.4 sq m
 First Floor = 824 sq ft / 76.6 sq m
 Garage = 366 sq ft / 34 sq m
 Total = 2120 sq ft / 197 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS-Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcweb.com 2026. Produced for Sparks Ellison. REF: 1406511



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	82
EU Directive 2002/91/EC			

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