



Bourne House, Grange Drive, Otterbourne

£785,000

Jonathan Rees
— PEOPLE, PLACES, PROPERTY —

Bourne House, Grange Drive, Otterbourne

This stunning bespoke EPC 'A' rated property was individually designed and completed in 2015 to a very high energy efficient standard which includes triple glazed windows, MVHR (Mechanical ventilation and heat recovery), PV solar panels which heats hot water and also provides free electricity, superb thermal insulation in the walls and roof, energy-saving external doors and internal walls which have enhanced sound-proofing with thermal control between rooms. There is also under-floor heating in all rooms downstairs which is controlled via panels for each room which is run from the boiler so much more economic than electric. Accommodation is set on three floors which include 4/5 bedrooms, 3 bathrooms as well as a cloakroom. Outside there is a gravel driveway leading to a covered carport with power points. Grange Drive is well positioned giving access to countryside and river walks. Excellent links to Winchester/ Chandler's Ford and Southampton.





FIRST FLOOR

Entrance Porch

1.73m x 1.63m (5'8" x 5'4")

Hallway

4.67m x 2.13m (15'4" x 7'0")





Cloakroom

2.18m x 0.99m (7'2" x 3'3")

Kitchen

3.84m x 2.54m (12'7" x 8'4")

Living/Dining Area

7.24m x 3.58m (23'9" x 11'9")

Office/Bedroom Five

3.84m x 2.97m (12'7" x 9'9")

LOWER GROUND FLOOR

4.32m x 2.08m (14'2" x 6'10")

Bedroom One

4.29m x 3.99m (14'1" x 13'1")

Ensuite

2.51m x 1.65m (8'3" x 5'5")

Bedroom Two

4.39m x 3.07m (14'5" x 10'1")

Bedroom Three

4.01m x 2.97m (13'2" x 9'9")





Bathroom

2.39m x 2.31m (7'10" x 7'7")

UPPER FLOOR

Landing

2.97m x 2.08m (9'9" x 6'10")



Bedroom Four

4.44m x 3.91m (14'7" x 12'10")

Bathroom

3.91m x 2.44m (12'10" x 8'0")

Outside

There is a driveway and a carport and parking for several cars. The rear garden is beautifully maintained and established tiered garden which offers a decking area with the remainder laid to lawn with a good degree of privacy.



Local Authority Information

Winchester City Council

Tax Band: 'F'

Local Schools Information

Infant/Junior: Otterbourne Ce Primary School

Secondary: Thornden Secondary School

EPC Rating

A/96

Tenure

Freehold



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**

96

98

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