



Nobs Crook, Colden Common, Winchester, Hampshire, SO21 1TH





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### **SPECIFICATION**

- Semi-detached character cottage
- Three bedrooms
- Beautiful rural location
- Detached double garage
- Unfurnished
- Available mid January 2018

### **ACCOMMODATION**

Delightful three bedroom semi-detached cottage full of charm and set within an idyllic rural location in Colden Common. Excellent accommodation on the ground floor comprises a dining room just off the kitchen with access through to the living room with a family/play room located at the rear. There is also a utility room and a downstairs bathroom. Three good size bedrooms are on the first floor enjoying fantastic rural views. Unfurnished. Available mid January 2018.

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1087 SQ FT 100.9 SQ METRES  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 503 SQ FT 46.7 SQ METRES  
 TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1590 SQ FT 147.7 SQ METRES



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**SITUATION**

Colden Common village is approximately 5.5 miles from Winchester; it has a selection of local amenities including a store/post office, a community centre, two pubs and a school. Winchester has a more comprehensive range of shops, fine restaurants and contemporary bars as well as the famous Cathedral and beautiful Water Meadows. The M3 and M27 are within easy reach and Shawford railway station is approximately 1 mile away with a direct line to London Waterloo in 1 hour 14 minutes.

**LOCAL AUTHORITY**

Winchester City Council

**GUIDE PRICE**

£1,300 per month





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