



6 Hunts Close, Colden Common, Winchester, Hampshire, SO21 1FX



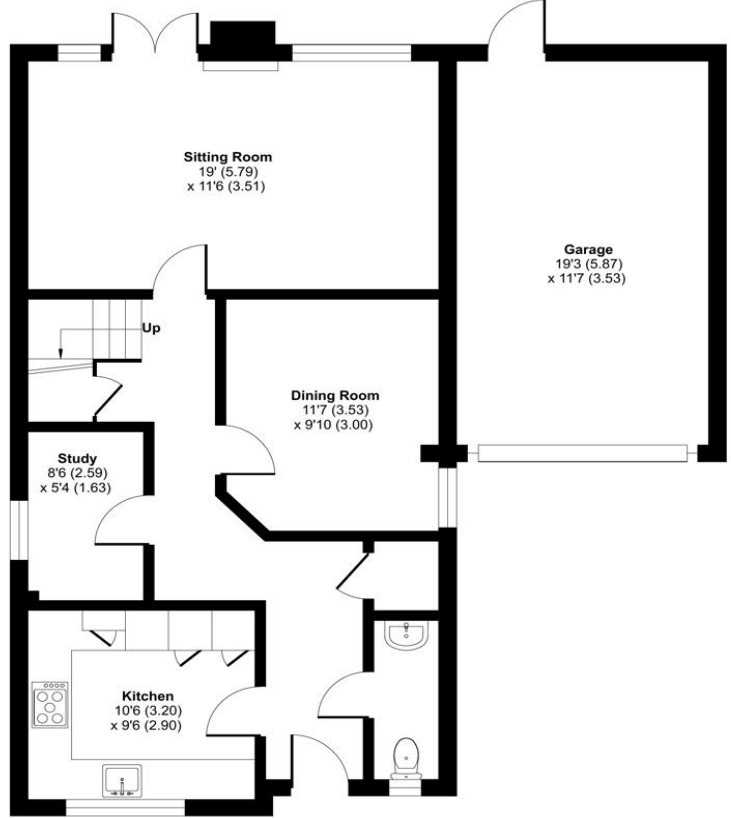
## ACCOMMODATION

A spacious link-detached family home which affords a stylish, open-plan and modern layout situated in a quiet, private cul-de-sac in the popular and thriving village location of Colden Common, within excellent school catchments including King's School and just five miles south of the city of Winchester. The property displays superb and well-proportioned accommodation comprising a welcoming entrance hall, spacious sitting room, formal dining room and a study, ideal for those wishing to work from home. The kitchen has a range of wall and base units with plenty of worktop space and storage. A guest cloakroom completes the ground floor. The first floor continues to impress with four spacious double bedrooms. The principal bedroom has an en-suite shower room and built-in wardrobes. The family bathroom serves the remaining bedrooms. Outside, to the front there is a driveway which provides off road parking and leads to the attached garage. The good size south-facing gardens are a pleasant feature with carefully maintained lawns and shrubs with a patio terrace adjoining the house, ideal for outdoor entertaining.

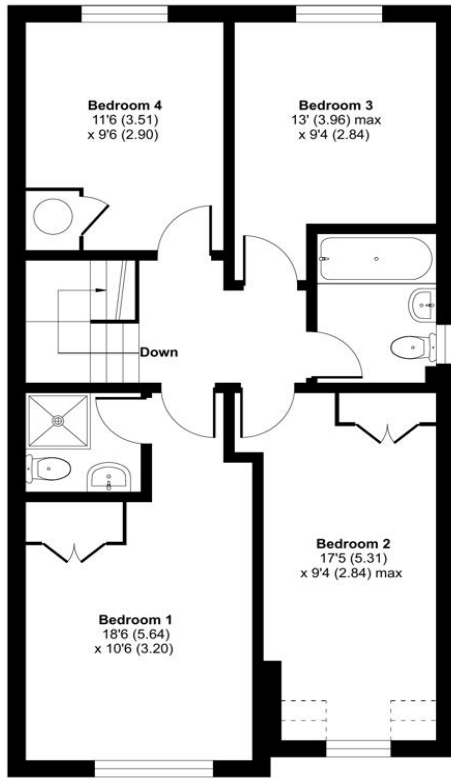


Denotes restricted head height

Approximate Area = 1385 sq ft / 128.6 sq m  
 Limited use Area = 11 sq ft / 1 sq m  
 Garage = 226 sq ft / 20.9 sq m  
 Total = 1622 sq ft / 150.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1089697



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**SITUATION**

Colden Common village is approximately 5.5 miles from Winchester and has a variety of local amenities including a Co-op store/post office and excellent primary school, both within a five minutes' walk, a doctor's surgery and two public houses. There is popular recreation park offering sports facilities, children's playground and Hazel Copse woodlands. The bustling city of Winchester seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions, which includes the magnificent cathedral. Winchester boasts award-winning pubs and restaurants and has a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. 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.



#### **SPECIFICATION**

- Well-presented detached family home
- Four double bedrooms
- En-suite shower room to principal bedroom
- Sitting room and separate dining room
- Study
- Family bathroom
- South-facing garden
- Garage and driveway parking

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band - E

#### **ASKING PRICE**

£595,000

#### **TENURE**

Freehold