

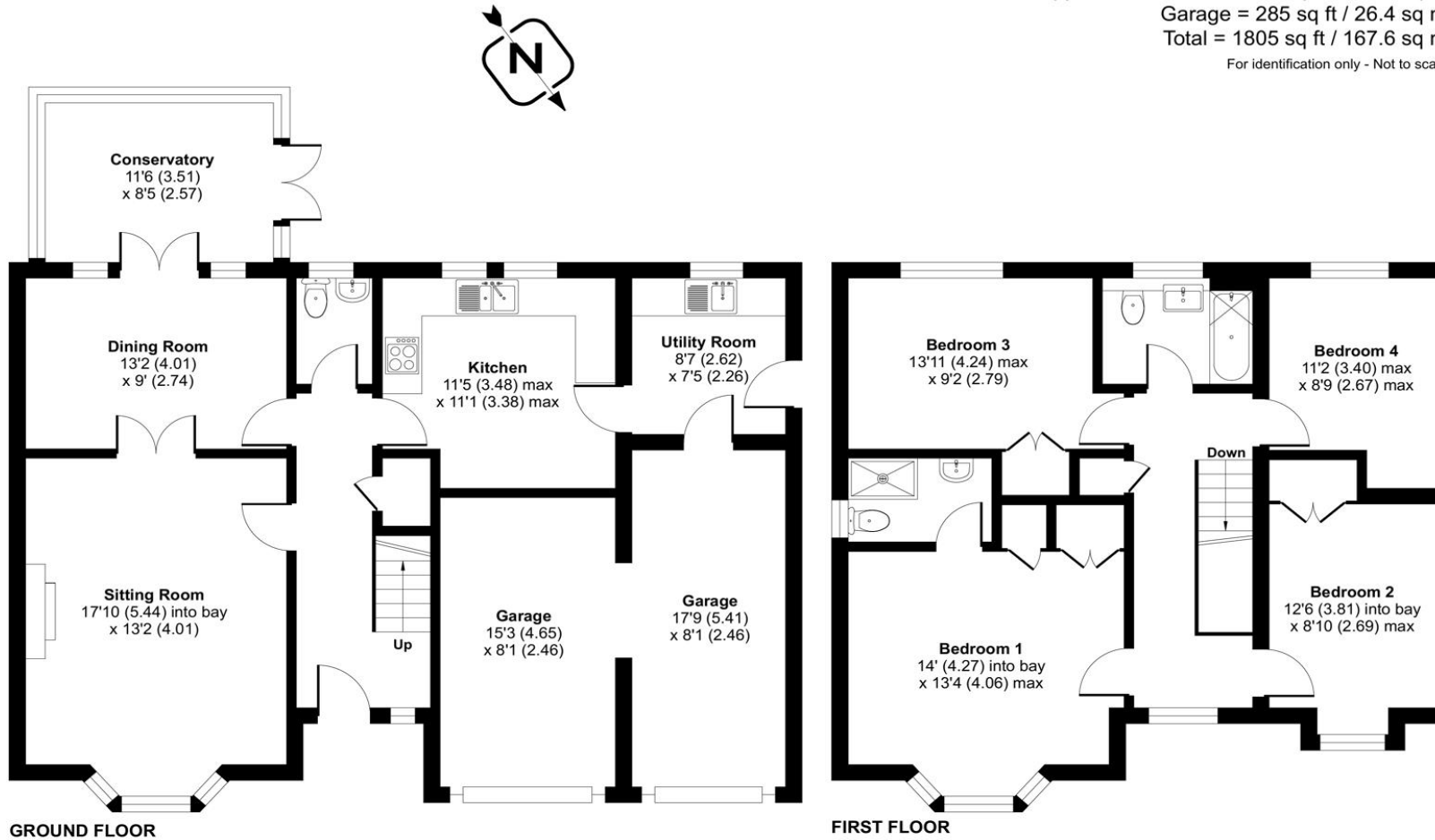




ACCOMMODATION

Nestled in the peaceful neighbourhood of St Vigor Way, this traditional four-bedroom detached home is a true gem, cherished by its original owners since its construction in the late '90s. The layout of this residence is tailor-made for growing families, offering both functionality and comfort. The inviting sitting room features wooden flooring, a charming bay window, and a working fireplace, creating a warm and cosy retreat during winter evenings. The separate dining room is perfect for formal gatherings and leads to a delightful conservatory, offering a serene spot to observe the birds and wildlife. The well-appointed kitchen boasts ample storage, Neff ovens, and space for white goods, while the utility room provides additional practicality. Upstairs there are four generously sized bedrooms, three of which have built-in wardrobes. The principal bedroom boasts fitted storage and an en-suite shower room, while the remaining three bedrooms share a family bathroom. Outside, the rear garden is a sunny sanctuary, shielded by a variety of trees and offering seclusion. The property includes off-road parking and a double garage. With proximity to Colden Common and King's School catchments, together with the potential to customise the accommodation to your taste, this home is a wonderful family property waiting for its next chapter.

Approximate Area = 1520 sq ft / 141.2 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 1805 sq ft / 167.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1051861



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	85
(55-68)	D	70
(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; its amenities include a Co-op store/post office, a community centre, two outstanding pre-schools, a doctor's surgery and pharmacy as well as two pubs and a primary school. Winchester has a more comprehensive range of shops, fine restaurants and bars. 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

- Spacious four-bedroom detached home
- Tucked away in a cul de sac position
- No forward chain
- Within catchment for King's School
- Easy access to Winchester and motorway links
- En-suite shower room to the principal bedroom
- Sitting room and dining room
- Double Garage and off-road parking

LOCAL AUTHORITY

Winchester City Council

Council Tax Band: E

ASKING PRICE

Offers In Excess Of £650,000

TENURE

Freehold