



St. Vigor Way, Colden Common, Winchester, Hampshire, SO21 1UU

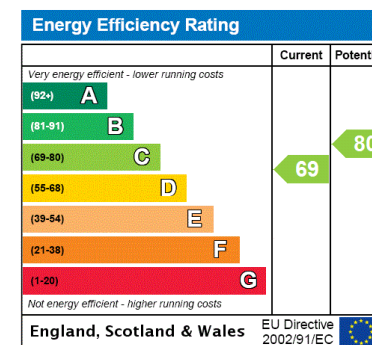
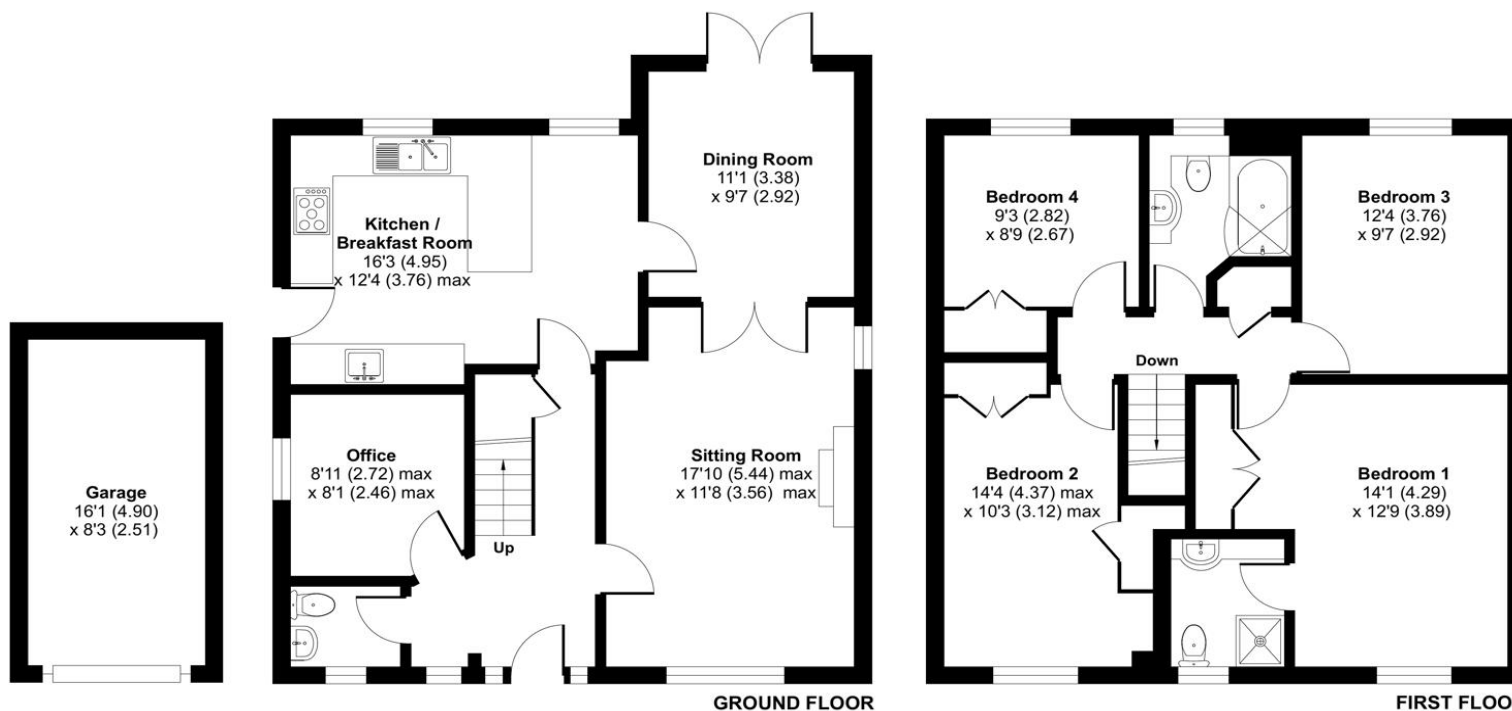


ACCOMMODATION

This exceptionally appealing double-fronted house, nestled in the sought-after Colden Common development with prestigious school catchment for Kings Secondary School, is a testament to both style and functionality. Upon entering the spacious hallway, the ground floor unfolds to reveal a tastefully presented kitchen/ breakfast room, seamlessly connecting to a separate dining room—an ideal space for entertaining. The large living room, with ample seating and bathed in natural light from dual aspect windows, creates a welcoming ambiance. Completing the ground floor are a dedicated study and a convenient downstairs cloakroom. Upstairs, four well-proportioned bedrooms await, with the principal bedroom enjoying the luxury of an en-suite shower room. Three of four bedrooms also benefit from built in storage. The garden, occupying a coveted corner plot, features multiple seating areas, attractive landscaping, and a harmonious blend of patio and laid to lawn, offering an idyllic outdoor retreat. Outside there is off street parking for multiple cars and a single garage. This residence perfectly combines practical living with contemporary charm, providing a delightful haven for modern family life.



Approximate Area = 1426 sq ft / 132.4 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1561 sq ft / 144.9 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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1061167



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

- Detached home
- Four bedrooms
- En-suite to principal bedroom
- Single garage
- Off street parking
- Downstairs cloakroom
- King's school catchment

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Asking Price £650,000

TENURE

Freehold