



Chalk Dell, Colden Common, Winchester, Hampshire, SO21 1GG

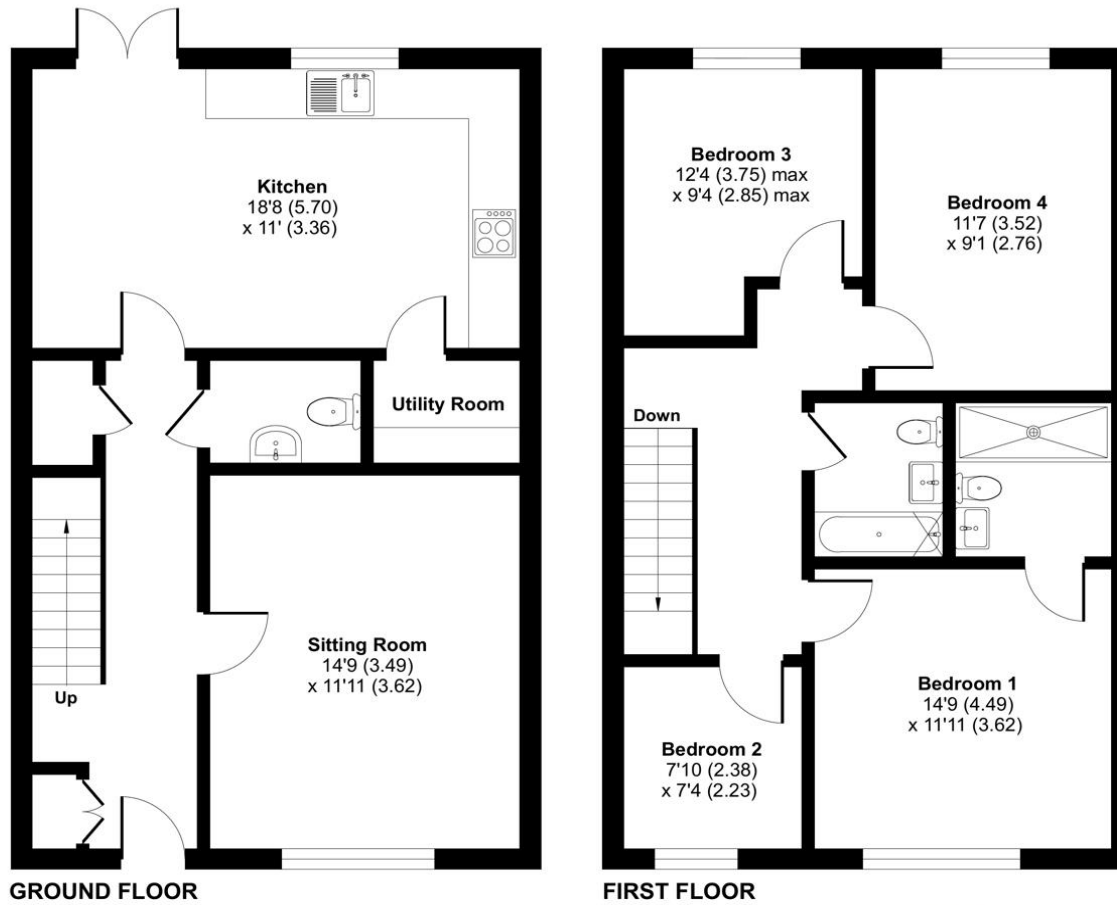


ACCOMMODATION

With a stunning outlook over green fields and open spaces, this wonderful semi-detached house boasts a blend of comfort and elegance. Featuring four generously proportioned bedrooms, it is set in the sought after location of Colden Common, within the esteemed catchment area of Kings School and with easy access to Winchester City with its many amenities. The residence greets with ample off-street parking for two vehicles, an electric vehicle charger and a garage. Inside, the ground floor offers pleasant living areas, including a good size living room and a modern kitchen/breakfast room with plenty of dining space, overlooking the garden. A handy utility complements the kitchen. The ground floor accommodation is completed by a convenient cloakroom. Upstairs there are four well-proportioned bedrooms, with the principal bedroom enjoying the luxury of an en-suite bathroom. A family bathroom serves the remaining bedrooms. Externally the rear garden has been well landscaped with a patio allowing for al fresco dining and access to the side and garage. With its idyllic setting and thoughtful design, this property epitomises contemporary comfort and convenience. Furniture can also be included.

Approximate Area = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(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	



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: 1091782



SITUATION

The property is set within the thriving village of Colden Common, situated just five miles to the south of Winchester city and two miles North of Eastleigh town. Colden Common is a beautiful rural setting for the home, with trees and open greens throughout the vicinity. Communication links are excellent with the property being located 3 miles from junction 11 of the M3 and two miles from Eastleigh railway station, which has a direct rail service to London Waterloo in less than 90 minutes. Nearby Eastleigh is also the home to Southampton International Airport. Winchester, Eastleigh and Fareham can also be reached directly by bus from the home. Colden Common has plenty of amenities, including a doctor's surgery, pharmacy, garage, dental practice, two well-rated pre-schools, a Co-op with a Post Office and a Chinese takeaway. Both Anglican and Methodist churches can be found in the village and Colden Common Community Centre boasts a range of activities throughout the week, including exercise classes, theatre club, singing lessons and the Women's Institute. The village is home to three Public Houses, all boasting excellent food. There are several sports facilities, a children's equipped playground, a newly built pavilion, picnic areas, a skatepark, an outdoor adult gym and tennis courts on the recreation ground. Countryside walks surround the property with the Itchen Way within a mile and Hazel Copse woodlands also close by. Steeped in history, nearby Winchester is England's ancient capital city and the former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st-century art, sculpture and world-class attractions which include the magnificent cathedral.



SPECIFICATION

- Four-bedroom semi-detached home
- Kings' School catchment
- Off street parking
- Garage
- Kitchen/breakfast room
- Downstairs cloakroom
- EV charger

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £495,000

TENURE

Freehold

Annual Estate Management charge £350

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.