



Upper Moors Road, Brambridge, Hampshire, SO50 6HW

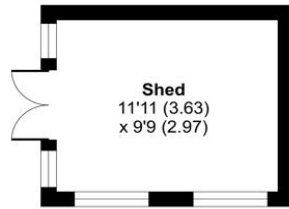


ACCOMMODATION

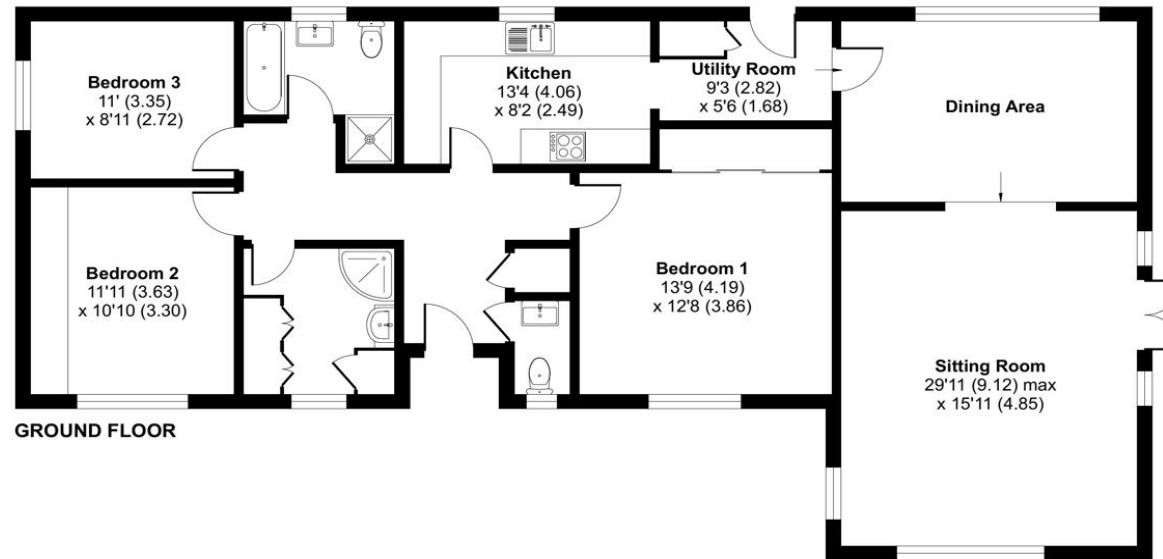
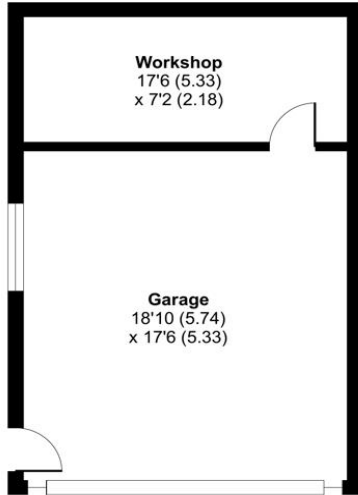
This spacious three-bedroom detached bungalow sits on a generous plot of approximately 0.4 acres, boasting a double garage and lots of scope to extend if required (Subject to planning permission). There is almost 2000 square feet of accommodation on offer with this individual bungalow and the property is offered with no forward chain. Internally, the layout can be very flexible, it is currently laid out with three comfortable bedrooms, two shower rooms servicing all bedrooms and a separate cloakroom. The fitted kitchen is well-planned and benefits from a utility room leading off with a rear door. The large open-plan reception room providing a dining space and sitting room measures almost 30ft and benefits from French doors to the rear courtyard which provides parking behind gates and access to the double garage. Externally, the garden is extremely private and is mainly laid to lawn with a further lower-level orchard which is again heavily screened by a mature hedge row.



Approximate Area = 1415 sq ft / 131.4 sq m
 Garage = 464 sq ft / 43.1 sq m
 Outbuilding = 118 sq ft / 10.9 sq m
 Total = 1997 sq ft / 185.4 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(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: 1080685



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. Nearby 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

- No forward chain
- Almost 2000sq ft of internal accommodation
- Three bedrooms
- Double garage
- Large garden
- Close to shops and amenities

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

ASKING PRICE

£650,000

TENURE

Freehold