



Hazel Close, Colden Common, Winchester, Hampshire, SO21 1DL



SPECIFICATION

- Modern detached family house
- 4 bedrooms (en-suite to principal)
- Sitting room
- Kitchen/breakfast room
- Close to amenities in Colden Common
- West facing garden

ACCOMMODATION

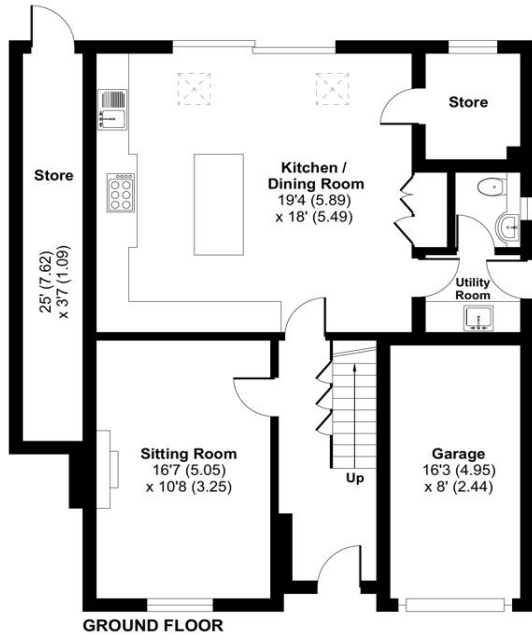
Available for a six month tenancy this spacious family home is presented in a fantastic condition throughout. The property comprises an entrance hall, sitting room with a wood burning stove and engineered wood flooring. An open plan sitting - dining - kitchen area is located to the rear and offers a fantastic hub. the kitchen offers an array of wall and base units complimented by a stone work surface and stylish tiled flooring. a central island offers further storage and a breakfast bar. Large glazed panels allow light to flood in and access to the rear garden. Doors from the dining area lead to a study and a separate utility / cloakroom. The first floor offers four bedrooms and a modern family bathroom. The principal bedroom benefits from fitted wardrobes and an En suite shower room. The top floor of the property has a large open plan study with Velux windows and further benefits from an En-suite shower room. Outside to the front of the property is a driveway leading to a garage, a pedestrian gate offers ease of access to the rear garden which has been hard landscaped to offer practicality and comprising of raised planters, sun terrace and a gazebo covered seating area. A spacious storage shed has been created along the side of the property. Offered unfurnished.



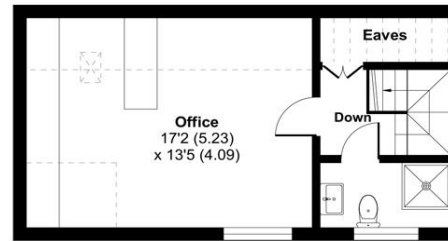
Denotes restricted head height

Approximate Area = 1654 sq ft / 153.6 sq m
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Garage = 131 sq ft / 12.1 sq m
Store = 92 sq ft / 8.5 sq m
Total = 1987 sq ft / 184.4 sq m

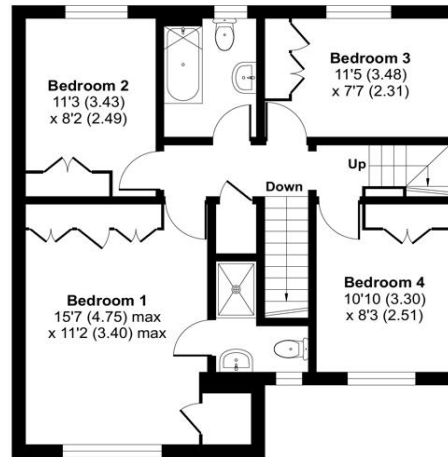
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
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: 1094931



SITUATION

The property is situated close to the local shops & amenities in Colden Common, whilst providing easy access out of the village, towards Eastleigh and Winchester as well as the M3 and A31 trunk roads. There are a number of renowned public houses and boutique bars/restaurants within a short distance in the City centre (5 miles). Winchester railway station (5 miles) provides superb links to London (1 hour) and Southampton (20 mins).

LOCAL AUTHORITY

Winchester City Council

GUIDE PRICE

£2,500 per month

Security Deposit: £2884.61 (based on advertised rental price)

Holding Deposit: £576.92 (based on advertised rental price)

Minimum Term: 6 Months

Council Tax Band: E



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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