



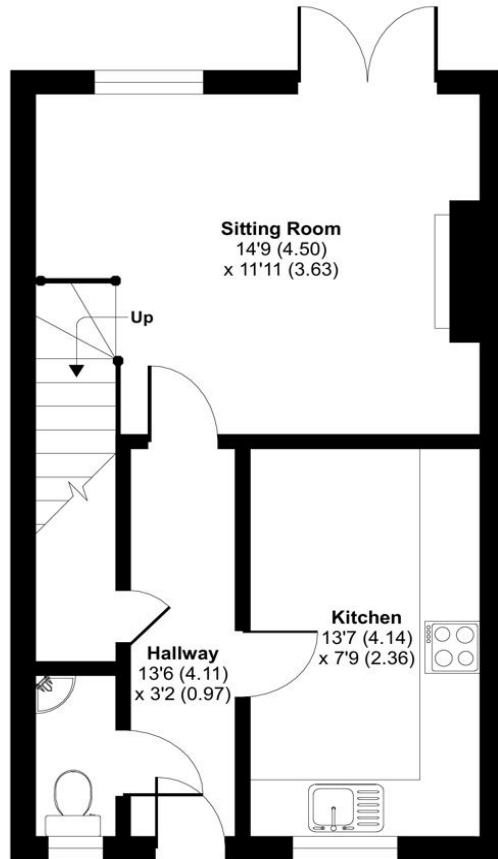


## ACCOMMODATION

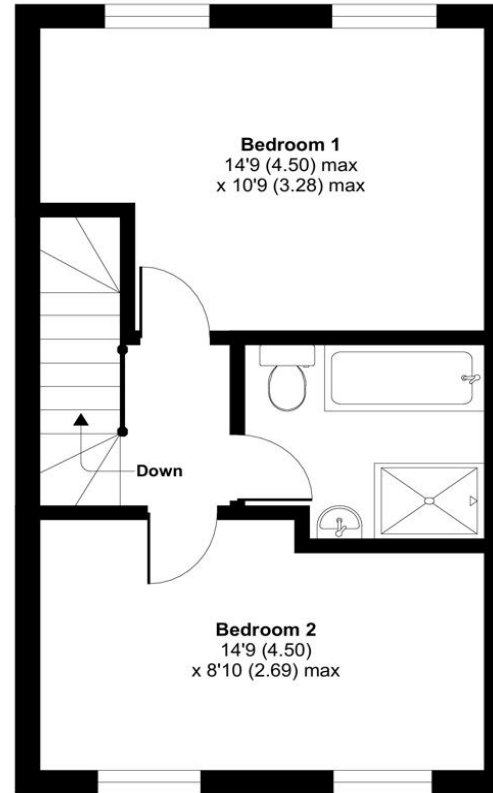
Located within the sought after village of Colden Common, this attractive two-bedroom semi-detached house presents an enticing opportunity for comfortable living. Boasting a prime cul-de-sac location within the catchment of the highly regarded Kings School as well as many village amenities. The property has the enviable feature of allocated parking for two cars. The ground floor accommodation offers a modern and fully fitted kitchen with space to dine and entertain, positioned at the front for a bright and welcoming atmosphere. The spacious sitting room with log burner opens up to the south-facing rear garden through French doors, inviting abundant natural light and creating a seamless indoor-outdoor flow, perfect for entertaining or relaxation. The downstairs cloakroom adds to the practicality of the layout. Upstairs, the home continues to impress with two generously sized double bedrooms, providing ample space for rest and relaxation. A modern family bathroom completes the upper level, offering both style and functionality. Agent Note: Planning permission granted for a conservatory reference: 23/02060/HOU

Approximate Area = 776 sq ft / 72.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	76	
(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). © nlicocom 2024. Produced for Charters Estate Agents Limited. REF: 1092471



## SITUATION

Set within the thriving village of Colden Common, situated just five miles to the south of Winchester city. Colden Common has a village hall, Methodist Chapel, several shops, post office and a popular recreation park that offers, sports facilities, children's equipped playground, a newly built pavilion, picnic areas and Hazel Copse woodlands. The historic city of Winchester offers many attractions and amenities. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside



#### **SPECIFICATION**

- Semi-detached house
- Kings School catchment
- Fully-fitted kitchen
- Downstairs cloakroom
- Two double bedrooms
- South-facing garden
- Off-street parking for two cars

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: C

#### **GUIDE PRICE**

Asking Price £350,000

#### **TENURE**

Freehold