



Alder Close, Colden Common, Winchester, Hampshire, SO21 1XB

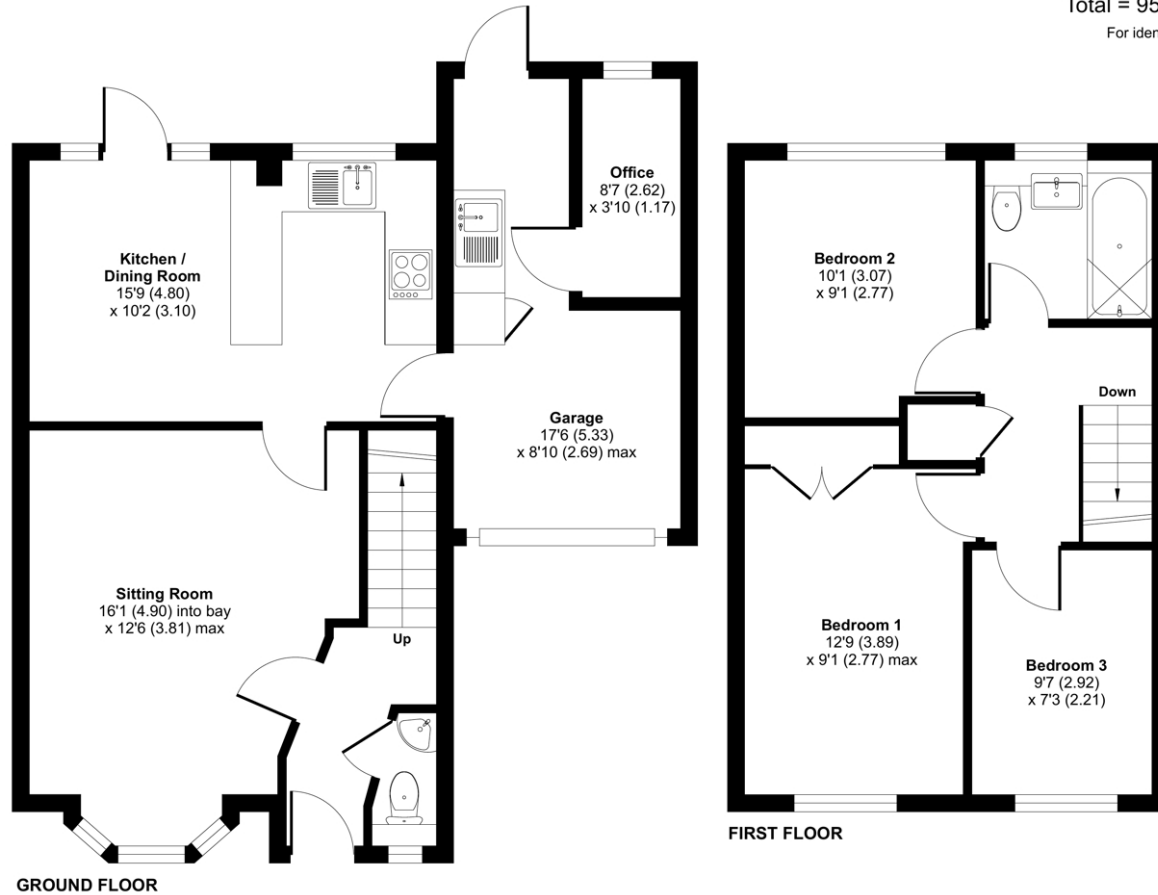


ACCOMMODATION

Nestled at the tranquil end of a secluded no-through road, this charming link-detached residence resides within the coveted catchment area of the esteemed King's School in the sought-after Colden Common. The ground floor boasts a generously proportioned front sitting room, enhanced by a sizable bay window that floods the area with natural light. Towards the back, the open-plan kitchen/dining space seamlessly combines practicality with elegance. The tastefully designed shaker-style kitchen includes plenty of worktop space overlooking the dining area, perfect for hosting family gatherings and social events. A door from the dining space leads out to the rear garden. The garage has been cleverly repurposed to provide storage/utility space and a home office, catering to remote work needs. Upstairs, three ample bedrooms are complemented by a contemporary family bathroom. Outside, the rear garden features a predominantly lawned area with mature borders and a patio, ideal for alfresco entertaining during warmer seasons. At the front, a driveway offers parking space for one car, ensuring convenience for residents.



Approximate Area = 803 sq ft / 74.6 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 958 sq ft / 88.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(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). © nlschem 2024. Produced for Charters Estate Agents Limited. REF: 1119701



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, several shops, post office and a popular recreation park that offers sports facilities, a newly built pavilion, picnic areas and Hazel Copse woodlands. The historic city of Winchester offers many attractions and amenities. This bustling city seamlessly combines grand old architecture with 21st century art, sculpture and world-class attractions which includes the magnificent cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park.



SPECIFICATION

- Link detached
- Off street parking
- The Kings School catchment
- Three bedrooms
- Open plan kitchen/dining room
- Separate study and utility

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Asking Price £465,000

TENURE

Freehold

SERVICES

Mains gas, water, electricity and drainage