



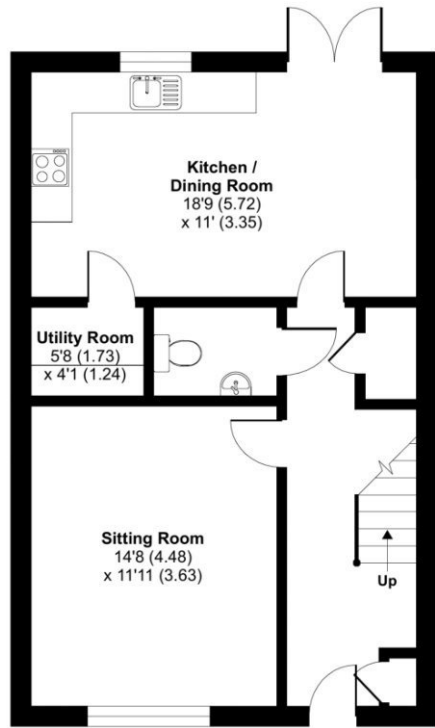




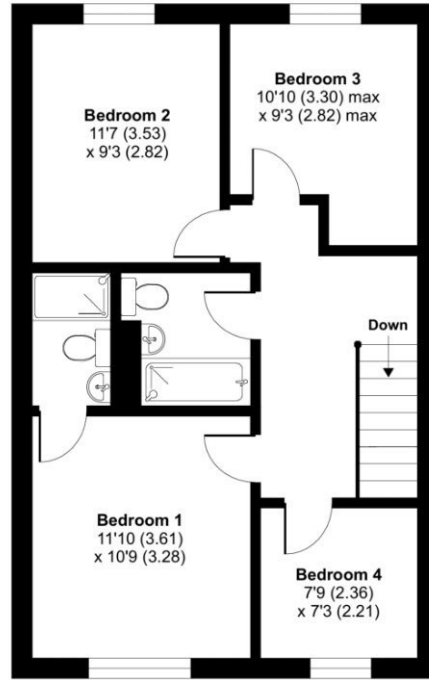
## ACCOMMODATION

This well-presented four-bedroom semi-detached home enjoys a pleasant outlook over open green fields and is situated in the popular village of Colden Common. The location offers good local amenities, easy access to Winchester City, and falls within the catchment area for the esteemed Kings School. The property includes off-street parking for two vehicles and a garage. Inside, the ground floor features a spacious living room, a modern kitchen/breakfast room with ample dining space, and a separate utility room. There is also a ground-floor cloakroom for convenience. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an en-suite. A family bathroom serves the remaining bedrooms. The rear garden is landscaped with a patio area suitable for outdoor dining, along with side access to the garage. The property offers a practical and comfortable living space in a well-connected location. Furniture can also be included if required.

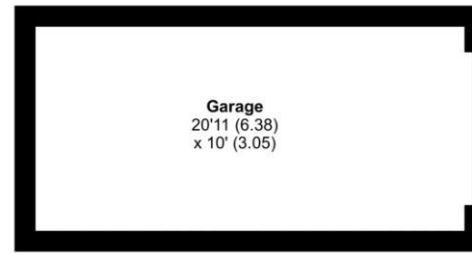
Approximate Area = 1166 sq ft / 108.3 sq m  
 Garage = 210 sq ft / 19.5 sq m  
 Total = 1376 sq ft / 127.8 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1249349



## 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, pub 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**

- Four bedrooms
- Off street parking and garage
- Kings school catchment
- Field views
- Kitchen-breakfast room
- En-suite to principal bedroom
- Downstairs cloakroom

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**OFFERS IN EXCESS OF £450,000**

### **TENURE**

Freehold