

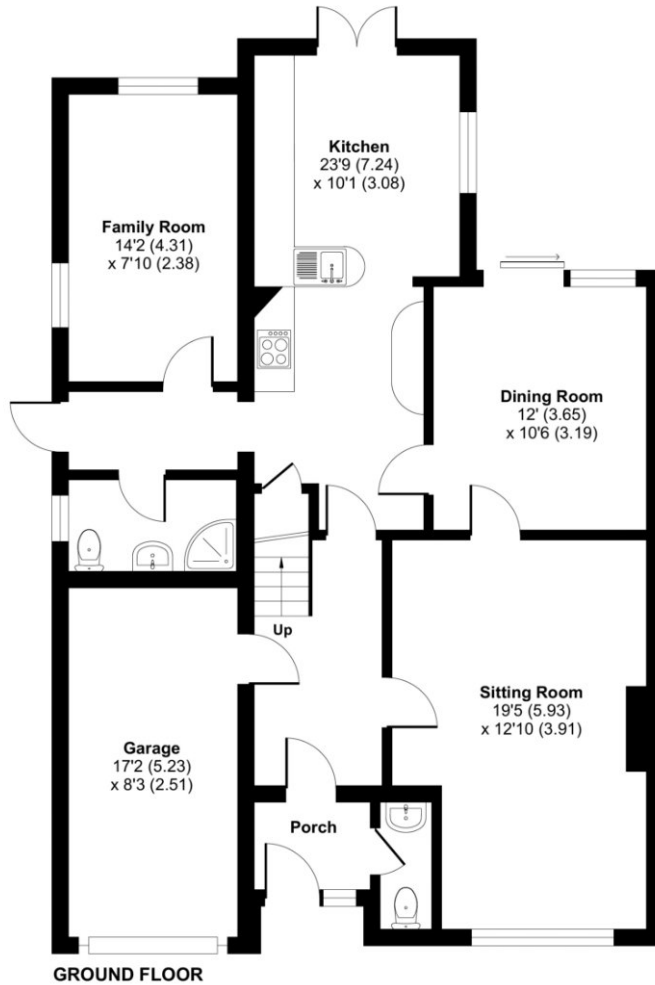


Colley Close, Winchester, Hampshire, SO23 7ES



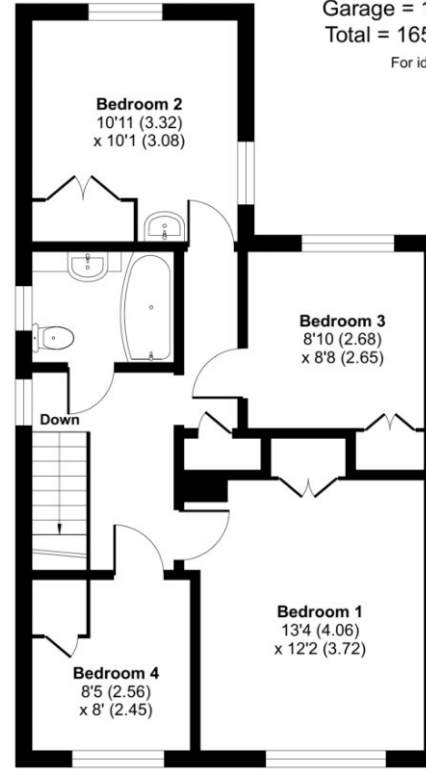
ACCOMMODATION

This beautifully extended four-bedroom family home offers a wealth of space, comfort, and flexibility, perfect for modern family living. Upon entering, you're greeted by a welcoming hallway that leads to three versatile reception rooms on the ground floor. The formal sitting room is a standout feature, with an elegant fireplace creating a cozy and inviting atmosphere. A separate dining room provides direct access to the garden, ideal for indoor-outdoor living. A further reception room, currently utilized as a guest bedroom, offers ample space that can be adapted to suit your needs. A convenient ground-floor shower room adds to the practicality of the home. The extended fitted kitchen is a real highlight, featuring bespoke cabinetry and offering a seamless connection to the substantial rear garden through elegant doors. This space is perfect for both family meals and entertaining. On the first floor, you'll find four comfortable bedrooms, each offering a peaceful retreat for the whole family. The family bathroom, serving all the bedrooms, is modern and well-appointed. The rear garden is a fantastic feature of the property, mostly laid to lawn with a terraced area ideal for alfresco dining, perfect for enjoying the outdoors during warmer months. This well-maintained garden provides a private and peaceful setting for family activities or simply unwinding after a busy day. With its flexible living spaces, excellent layout, and wonderful garden, this extended family home is an ideal choice for those seeking comfort, style, and room to grow. The property borders a scenic conservation area, providing access to beautiful walking trails, offering many splendid walks.



GROUND FLOOR

Approximate Area = 1514 sq ft / 140.6 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1656 sq ft / 153.7 sq m
 For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(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: 1271447

SITUATION

The property is located in a highly favoured northern suburb of the city close to amenities and within St Bedes School catchment. Winchester is a splendid, historical cathedral city which delights with much character and diverse architecture whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries, including a number of celebrity restaurant chains and an impressive farmers market. Fringed with prime residential districts to suit all, including families, professionals and retirees, Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to a popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within an hour using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Extended four-bedroom house
- Large garden
- Kitchen/breakfast room
- Three reception rooms
- Driveway parking
- Popular school catchment

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

ASKING PRICE £875,000

TENURE

Freehold