



**Rowe
& Co.**

Jardini Nobs Crook, Colden Common

Winchester

£825,000

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Colden Common, Winchester

Set in grounds of approx. 0.43 acres this incredible three-bedroom detached bungalow has been thoughtfully extended with high quality finishings throughout, positioned in the serene countryside with undisturbed views. Despite the rural feel you are within proximity to commuter links and the local city of Winchester, local schools include Kings Secondary, Colden Common and Upham primary. Accommodation comprises an entrance hall, three double bedrooms with en-suite to master, modern family bathroom, open plan kitchen / dining / living room, boot room and utility. Outside benefits a large, gated frontage accommodating parking for multiple vehicles, detached double garage and a breathtaking rear garden fully stocked with shrubbery and fruit trees.

LOCATION

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. The M3 and M27 are within easy reach and Shawford railway station is approximately 1 mile away with a direct line to London Waterloo in 1 hour 14 minutes.

Council Tax band: D: Tenure: Freehold: EPC Energy Efficiency Rating: D

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INSIDE

You enter the property into a spacious entrance hall which has been laid to tile flooring with plenty of space for coats and shoes and a further door leading to the inner hallway, with doors leading to all rooms and access to the loft which is part boarded with light and ladder.

A door to one side leads into the spacious 20ft master suite which has dual aspect windows to the front and side and a set of French doors. This versatile room has been laid to carpet with plenty of space for free standing furniture. A further door opens into the wet room which has been fully tiled with spotlights, rainfall shower, W/C, wash hand basin and heated towel rail. Bedroom two again a large double has been laid to carpet with spotlights and dual aspect windows to the front and side aspect, bedroom three has a window to the side and is laid to carpet, again a double room.

The modern fitted family bathroom has been fully tiled floor to ceiling, with spotlights. There is a panel enclosed bath, walk in rainfall shower, wash basin and W/C set in vanity with a heated towel rail. The real heart of the home is the stunning open plan kitchen / dining / living room. There is a window to the side aspect and bi-folding doors opening to the rear garden, laid to tile flooring with spotlights there is space for a large dining table and seating with a feature wood burning stove to one side. The kitchen area has been laid to tile flooring with spotlights and fitted with a modern range of high gloss wall and base level units with complimentary granite worktops.

Appliances include a gas hob with extractor over, double oven, dish washer and fridge freezer. A further door leads into the boot room which has a window to the side and door leading to the rear, again laid to tile flooring with spotlights. The utility room has been fitted with a worktop and sink with space and plumbing for a washing machine and tumble dryer, again with spotlighting, tile flooring and a window to the side.



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OUTSIDE

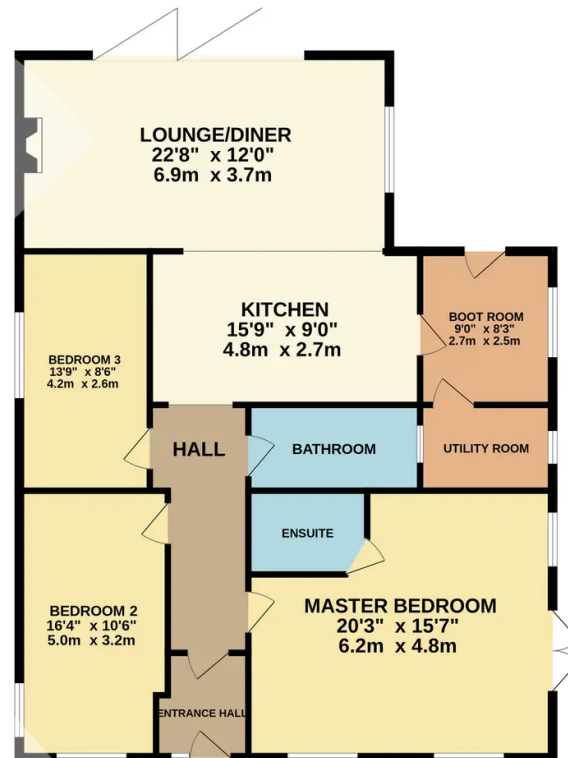
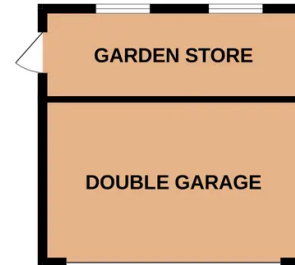
To the front of the property is a large, gated driveway laid to tarmac accommodating parking for 7+ Vehicles, there is an area laid to lawn with gated pedestrian access to the rear, a selection of planted shrubbery and charming picket fence borders with countryside views.

The incredible rear garden again benefits undisturbed countryside views over the adjacent fields, a detached double garage with up and over door, power and lighting and further sheds and greenhouses. There is a paved seating area ideal for entertaining, wildlife pond with a large area being laid to lawn.

The garden is fully stocked with an array of shrubbery and trees notably featuring pear, apple and fig trees. Further to this there are owned solar panels fitted to the outside of the bungalow.

- Set On Grounds Of Approx 0.43 Acres
- Catchment To Popular Local Schools
- En-Suite To Master
- Three Double Bedrooms
- Gated Driveway & Double Garage
- Boot Room & Utility Room
- Countryside Views

GROUND FLOOR



**REQUEST
VIEWING**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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(GOTTA BE QUICK!)