



Rowe
& Co.

40 Church Lane, Colden Common

Winchester

£645,000

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Colden Common, Winchester

This beautifully presented four-bedroom detached bungalow has been tastefully renovated by the current owners and is set on a generous plot along this highly sought-after road. Offering nearly 1,500 sq. ft. of well-planned accommodation, the property comprises an inviting entrance hall, a spacious lounge, a modern kitchen/dining room, utility room, cloakroom, and a bright conservatory overlooking the garden. There are four bedrooms, including a master with en-suite, along with a stylish family bathroom. Externally, the property features a driveway providing ample parking and a large rear garden, perfect for outdoor entertaining or family activities.

LOCATION

Colden Common is a village approximately 5.5 miles from Winchester. There is a selection of local amenities and services including a Co-op store/post office together with community centre, two pubs and a school. There are a range of shops, fine restaurants and contemporary bars in Winchester which is a short drive away. The famous cathedral and beautiful water meadows are within the city and there is network of footpaths and bridleways for walking and riding in the surrounding countryside. Communications are excellent with the M3 and M27 within easy reach.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Large Garden
- En-Suite To Master
- Popular Location



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INSIDE

You enter the property into a spacious entrance hall featuring oak doors leading to all rooms. To the rear of the property is a modern kitchen/dining room with a window to the side aspect and French doors opening onto the rear garden.

The kitchen is fitted with a stylish range of wall and base units with cupboards and drawers beneath, complemented by contemporary worktops and a convenient breakfast bar. A further door leads into the cosy lounge, which offers ample space for a table and chairs, along with additional French doors to the rear garden. From the hallway, there is also access to a cloakroom and a utility room.

The property offers four well-proportioned bedrooms, including three generous doubles. The master bedroom benefits from a modern en-suite shower room, while bedrooms one and two both feature fitted wardrobes. A contemporary family bathroom completes the accommodation. Additionally, there is a useful conservatory to the rear, currently used for storage space.

OUTSIDE

To the front of the property, there is a spacious driveway providing ample parking for multiple vehicles, along with gated pedestrian access leading to the rear garden. The large, established rear garden offers complete seclusion and is mainly laid to lawn, featuring a variety of mature shrubs and trees.

A paved seating area provides an ideal space for outdoor entertaining, while a wooden shed offers convenient additional storage.

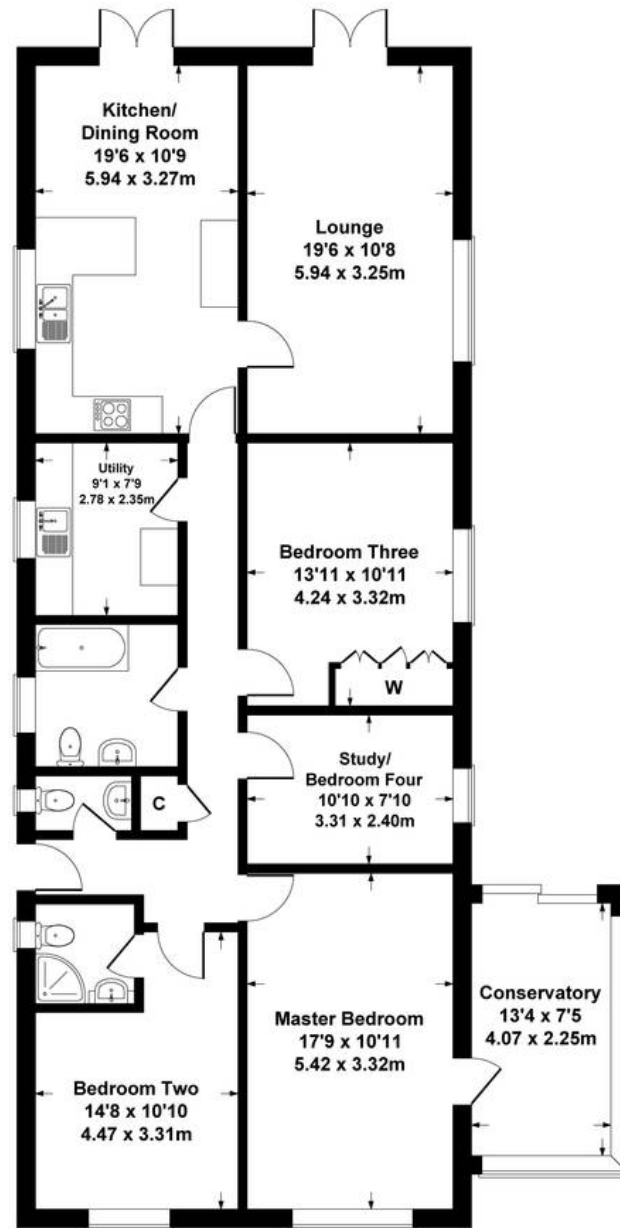


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Approximate Gross Internal Area
1453 sq ft - 135 sq m



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Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

