



**Rowe
& Co.**

52 Sandyfields Lane, Colden Common

Winchester

£450,000

Rowe
& Co.



52 Sandyfields Lane

Colden Common, Winchester

This beautifully presented three-bedroom detached family home is offered with no forward chain and is located within the sought-after Kings Gate development in the ever-popular village of Colden Common. The well-designed accommodation comprises a welcoming entrance hall, a spacious lounge, and a modern kitchen/dining room and cloakroom on the ground floor. Upstairs features three bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom. Outside, the property benefits from a driveway providing parking for two vehicles and a secluded rear garden, ideal for outdoor relaxation and family time.

Colden Common is a sought-after village on the outskirts of Winchester, offering a friendly community atmosphere and excellent amenities, including a Co-op store with a post office, a community centre, two outstanding pre-schools, a doctor's surgery with pharmacy, two welcoming pubs, and a highly regarded primary school. Just a short drive from Winchester city centre, the village also benefits from easy access to the M3, making it ideal for commuters.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Forward Chain
- Three Bedrooms
- Driveway
- Kitchen / Dining Room
- En-Suite To Master



52 Sandyfields Lane

Colden Common, Winchester

INSIDE

As you enter the property, you are greeted by a spacious and welcoming entrance hall, complete with a useful storage cupboard and a convenient WC. To the left, the fully fitted kitchen/dining room features a range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, electric oven, and gas hob.

This dual-aspect room is beautifully light and offers an ideal space for both everyday living and entertaining. On the opposite side of the property, the dual-aspect lounge provides a bright and airy retreat, with French doors opening onto the sunny, south-facing garden—perfect for relaxing or outdoor dining.

Upstairs, there are three bedrooms. The master bedroom and bedroom two both benefit from dual-aspect windows, flooding the rooms with natural light.

The master also enjoys an en suite shower room with an external window. A fully tiled family bathroom, featuring a shower over the bath, completes the accommodation.

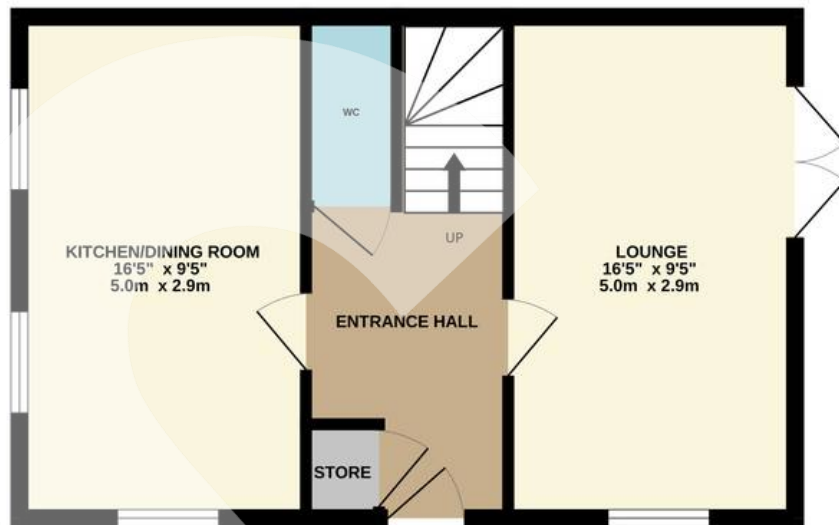
OUTSIDE

Outside, the south-facing garden is mainly laid to lawn and features a newly fitted patio area and a garden shed.

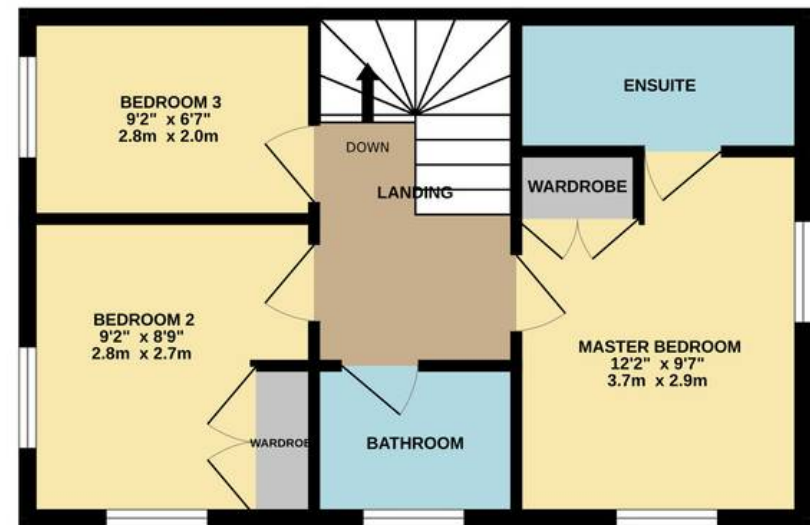
A gate provides access to the driveway, which offers parking for at least two vehicles. There is also ample visitor parking available within the development.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

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.
Made with Metropix ©2025

 1 Rufus Court, 103 Winchester Road
Chandlers Ford,
SO53 2GG

 02381 102221
 chandlersford@rowehomes.co.uk

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

