



**Rowe
& Co.**

47 Church Lane, Colden Common

Winchester

£475,000

Rowe
& Co.



47 Church Lane

Colden Common, Winchester

Set on a generous plot approaching 0.3 acres, this detached two-bedroom bungalow is located in the ever-popular area of Colden Common, within the sought-after Kings' School catchment area. This property presents an excellent opportunity for downsizers or buyers looking to create their dream home, as planning permission has already been granted to convert the existing dwelling into a substantial four-bedroom residence. The current accommodation comprises an entrance hall, two bedrooms, a shower room, lounge, family room, kitchen/dining room, conservatory, and utility room. Externally, the property benefits from a driveway and a large, well-established rear garden, offering ample outdoor space and further potential.

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



47 Church Lane

Colden Common, Winchester

INSIDE

You enter the property via a porch, ideal for storing coats and shoes, with a further door leading into the main hallway, which provides access to all principal rooms. To either side of the hallway are two bedrooms, both featuring windows to the front aspect. To the rear of the property is a modern shower room. The lounge features a fireplace on one wall and opens into the adjoining family room, which benefits from bi-folding doors leading out to the rear garden.

The spacious 19ft kitchen/dining room is fitted with a range of wall and base units with cupboards and drawers beneath. From here, a door leads into the conservatory, as well as into the utility/boot room, providing additional practical space.

OUTSIDE

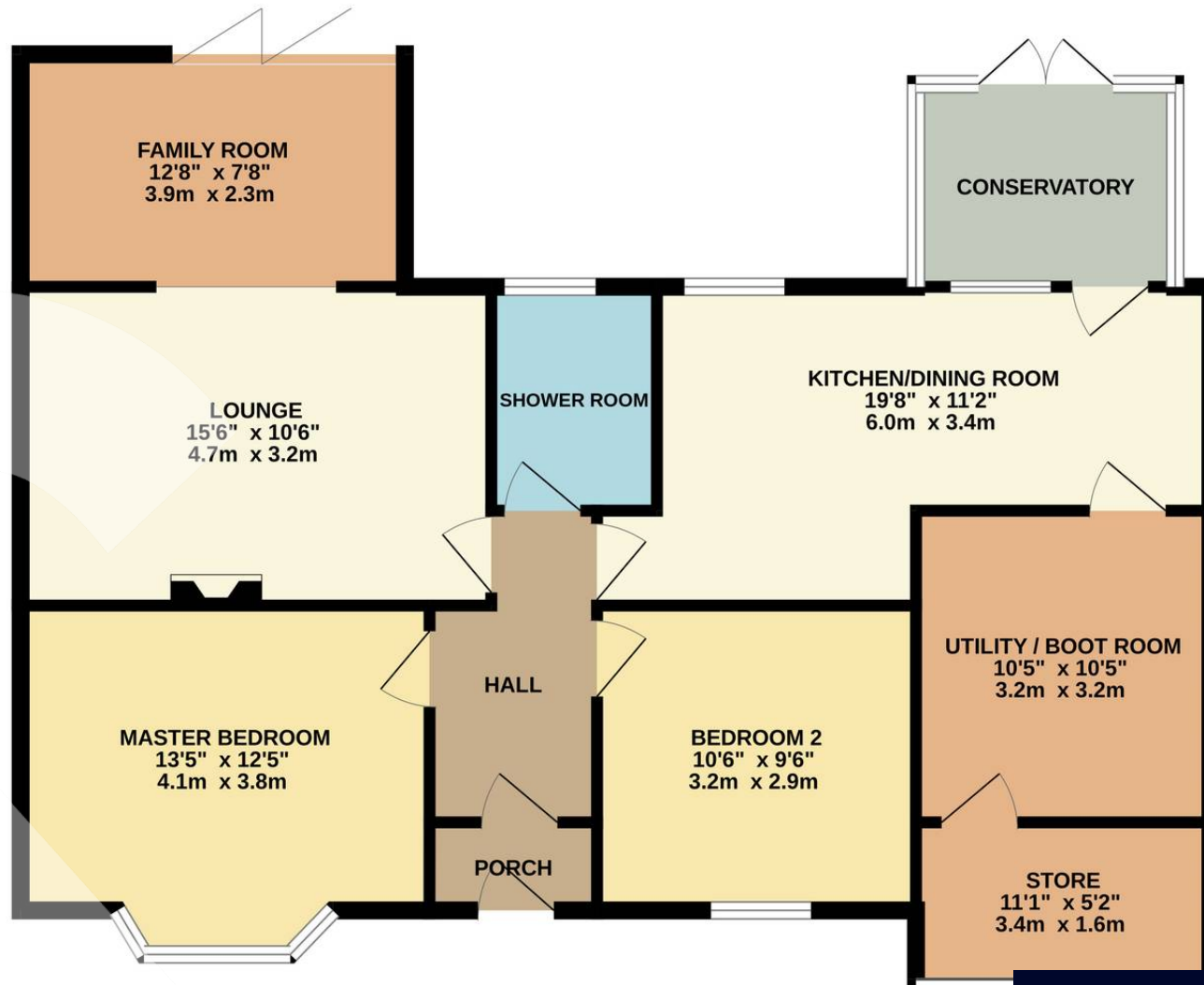
To the front of the property, there is a spacious gravel driveway, gated pedestrian access to the rear, and entry to the store via an electric roller door.

The beautifully maintained rear garden features a paved seating area, two sheds/workshops—both equipped with lighting and power—and is mainly laid to lawn, complemented by a variety of mature trees and well-established shrubbery.

- Two Bedroom Bungalow
- Planning Permission Granted Ref. 24/01286/HOU
- Established Plot Approaching 0.3 Acres
- Popular Location



GROUND FLOOR



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

☎ 02381 102221
✉ chandlersford@rowehomes.co.uk

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

**REQUEST
VIEWING**

(GOTTA BE QUICK!)

