



8 Brickmakers Road, Colden Common - SO21 1TT

In Excess of £485,000

WHITE & GUARD

8 Brickmakers Road

Colden Common, Winchester

INTRODUCTION

Set within the heart of this popular village, this beautiful family home is flooded with light and also comes with an attractive garden and garage. On the ground floor there is an inviting entrance hall, large sitting with open fire, dining room, cloakroom and modern kitchen. On the first floor there are then three double bedrooms, including a completely new and stylishly fitted ensuite and family bathroom. Due to both the accommodation on offer as well as the property's great location, an early viewing is undoubtedly a must.

LOCATION

The wonderful village of Colden Common is situated just 5 miles to the south of Winchester within easy access of the M3 & M27 and mainline stations. There are numerous countryside walks close by, including Stratton's Copse, a small boardwalked natural protected area of ancient woodland. Colden Common has a village hall, Methodist Chapel, shops, Post Office, public house, and two popular recreation parks, both offering sports and leisure opportunities, including cricket, football, bowling, and tennis as well as children's safe play areas. The cathedral city of Winchester offers many attractions and amenities. With award-winning pubs and restaurants and a plethora of boutique shops and cafe bars.

- WINCHESTER COUNCIL BAND E
- EPC RATING D FREEHOLD
- DETACHED THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER BEDROOM
- GOOD SIZE REAR GARDEN
- GARAGE, DRIVEWAY AND OFF ROAD PARKING





INSIDE

The house is approached via a pathway that leads up to a double glazed front door that then leads through to the inviting entrance hall. The hallway has stairs that lead to the first floor, stripped floorboards that continue through the main part of the property, with a door that then leads through into the lovely light and airy sitting room. This room has windows to both the front and side with the main focal point of the room then being the open brick fireplace to one wall. The dining room, again a well-proportioned room enjoys views over the rear garden as does the kitchen. The kitchen itself is fitted with a matching range of wall and base units, has a built-in electric oven and electric hob, dishwasher and further appliance space, with the room also having complimentary tiling and spotlights.

From the landing a door leads through to a bright master bedroom that overlooks the front of the house with a door then leading through to a beautifully appointed ensuite. This room has been fitted with a modern shower cubicle, wash hand basin set into a vanity unit with cupboards below and low level WC, the room also has a heated towel rail, spotlight and complimentary tiling. Bedroom two enjoys views over the rear garden and also has stripped flooring, as do the other additional bedrooms. Bedroom three, which is also a double room, has access to eaves storage space and fitted shelving to one wall.

OUTSIDE

To the front of the house the garden is mainly lawned with planted borders and some shrubs. To the rear there is a paved patio area, leaving the main part of the garden lawned with hedge and planted borders, there is also a summerhouse and pond to one side and gate towards the end of the garden leading through to a good size garage with parking to the rear.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Superfast Fibre Broadband 79-80 Mbps download speed 19 - 20 Mbps upload speed. This is based on information provided by Openreach.

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Disclaimer

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