



Glen Cote Vears Lane, Colden Common - SO21 1GN
£825,000

WHITE & GUARD

Glen Cote Vears Lane

Colden Common, Winchester

INTRODUCTION

Set along a private road within a non-estate location in Colden Common is this individually designed four bedroom detached home is set on a plot extending to nearly 0.25 of an acre. Available to the open market for the first time in over seventy years the property originally formed a modest cottage until the existing property was built on the site in the early 2000's. Carefully considered and designed, this family home offers expansive living accommodation throughout and includes a stunning family room with vaulted beamed ceiling, kitchen dining living room, separate utility room and ground floor shower room. The first floor showcases well-proportioned bedrooms with an en-suite to the master and separate family bathroom. Externally the property offers delightful mature front and rear gardens, a large driveway and detached garage.

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 board walked 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 F
- EPC C FREEHOLD
- INDIVIDUALLY DESIGNED FOUR BEDROOM HOME
- BEAUTIFUL FRONT AND REAR GARDENS
- DETACHED GARAGE





INSIDE

A double glazed front door opens into an impressive entrance hall, an oak stair case ascends to the galleried first floor landing and a sky light provides plenty of natural light. On your left hand side a spacious room can be found which is currently is use as the fourth bedroom and is conveniently serviced by an adjoining shower room, subject to an individual's requirements the room would lend itself as an additional reception room. Double doors at the end of the hallway open into the sitting room, an incredible vaulted and beamed ceiling create an instant first impression and are further enhanced by a feature wood burning fire with surround and a lovely dual aspect with French doors opening onto a sunny decked terrace. The kitchen dining family room is a lovely open space in which to entertain and enjoy as a family, the well set kitchen offers a range of matching wall and base level work units with fitted granite work surfaces over which incorporate an inset butler sink, provides space for a range cooker and benefits from an integrated fridge and freezer. The room then extends into the dining / living area which is currently occupied by an eight seater dining table and chairs as well as living area with fittings for a wall mounted TV and two sets of double glazed French doors open to the decking terrace and rear garden. The purposeful utility room has a space and plumbing for a washing machine and tumble drier in addition to a range of fitted wall and base units with work surfaces over which incorporate an inset butler sink.

The striking first floor landing overlooks the entrance hall and leads to three bedrooms and a family bathroom. The 22ft master bedroom offers an abundance of space and allows ample room for freestanding bedroom furniture as well as enjoying a dual aspect. A modern en-suite shower room comprises a walk in mains shower with rainfall shower head, WC and wash hand basin with storage under, the room also has a heated tiled towel, spot lighting, fully tiled walls and has a Velux sky light to the front aspect. Bedroom two, also a well-proportioned double room allows space for freestanding wardrobes and dressing table and is set at the front of the house. Whereas bedroom three also a double room benefits from having fitted wardrobes. Servicing bedrooms two and three is the well-appointed family bathroom which showcases a freestanding roll top bath, high flush WC, pedestal wash hand basin and a vertical wall radiator.



OUTSIDE

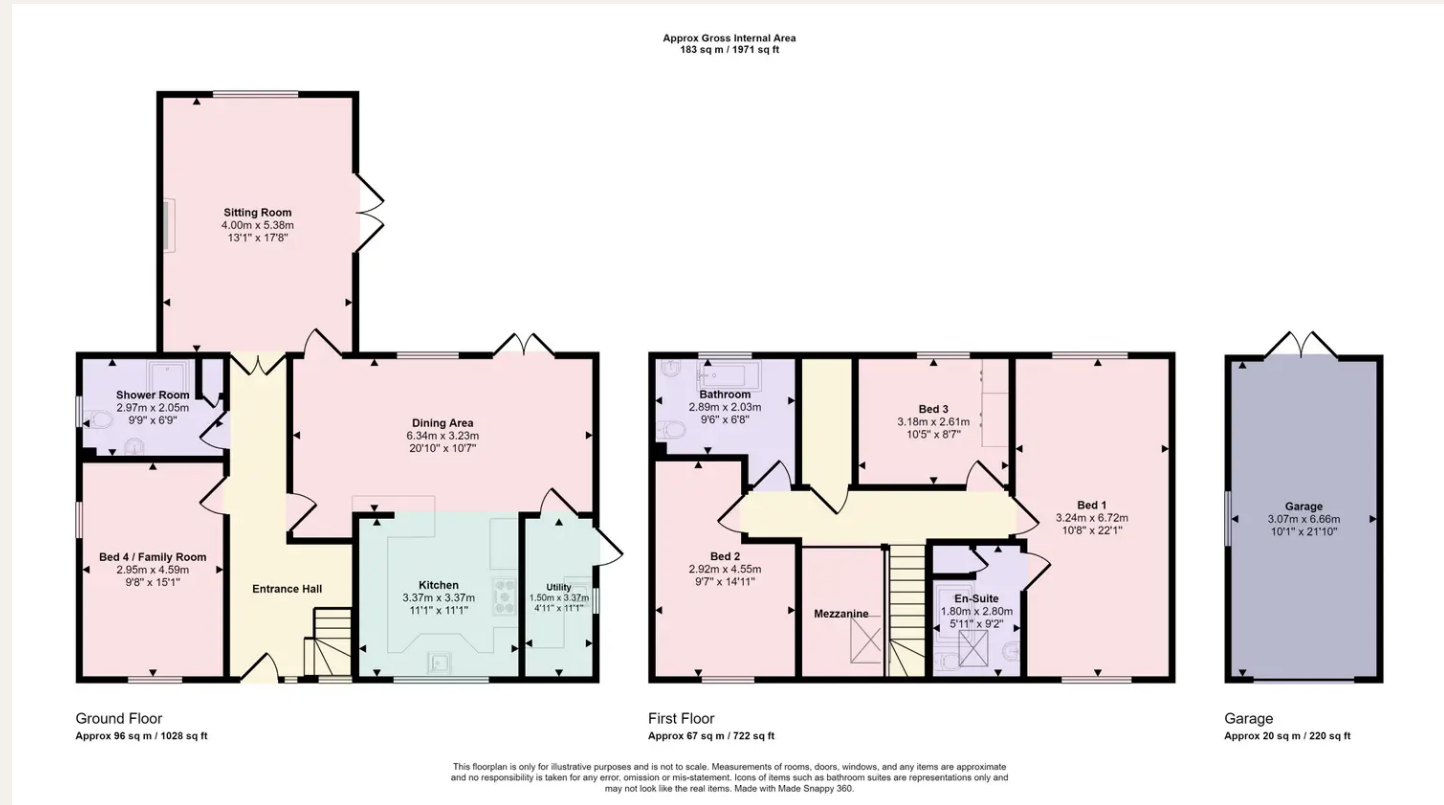
To the front of the house is a sizeable driveway which leads to a 21ft detached garage which can be accessed via an up and over door. The front garden is lawned with a nice range of mature shrubs. One notable feature of the front garden is the partial remains of the existing cottage that once occupied the site and the property that our client grew up in and acts as a lovely reminder to the family history associated with Vears Lane. The sizeable rear garden provides a sunny aspect and has a decking terrace which overlooks the mature gardens and pond and provides a tranquil space to relax and enjoy.

SERVICES:

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

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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