



7a Frampton Close, Colden Common - SO21 1SF  
£425,000

WHITE & GUARD



# 7a Frampton Close

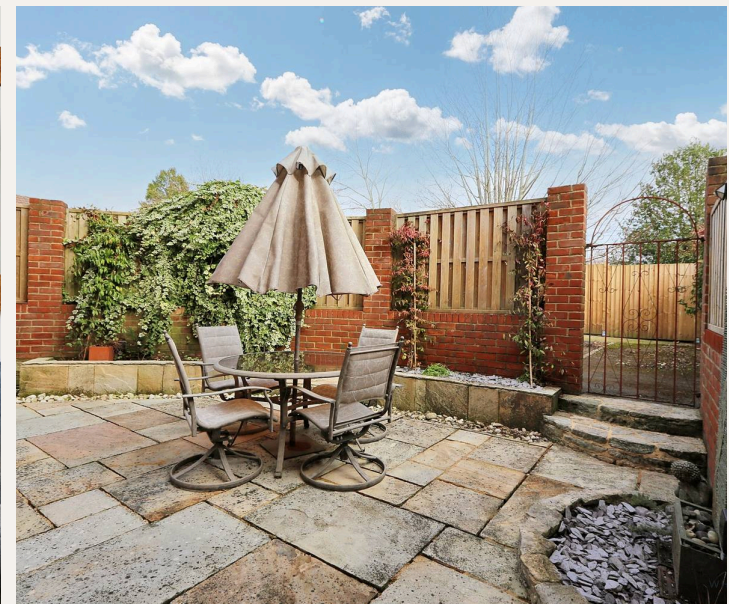
## Colden Common, Winchester

A modern detached house with an attractively designed and an enclosed courtyard garden. This property comprises spacious sitting room with a feature log burner, dining area and two sets of patio doors leading out to the garden. There is a well-equipped fitted kitchen and a cloakroom. The first floor comprises stylish fitted family bathroom with a corner bath and two double bedrooms. The master bedroom has space a plumbing for an ensuite and the second bedroom benefits from a built-in wardrobe. To the front of the property is a driveway providing off road parking for two vehicles, lawned areas and side access to the garden.

### 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 C
- EPC ORDERED
- FREEHOLD
- TWO BEDROOM DETACHED HOME
- SPACIOUS SITTING ROOM
- MODERN KITCHEN
- COURTYARD GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES







## INSIDE

A driveway with a path leads up to a covered porch with a glazed door, opening to the entrance hall. On your right is a fitted kitchen with eye and floor level units, work tops with inset one and a half bowl sink units, integrated electric oven, hob and extractor hood, space for a washing machine, fridge freezer and dishwasher. There is a window overlooking the front aspect. Off the hallway is the cloakroom and a door to the sitting / dining room which spans the rear of the house, with wood burner, two sets of patio doors and tiled floor.

There is underfloor heating across the whole ground floor of the property.

Off the first-floor galleried landing there are two double bedrooms. The master bedroom did have an ensuite, however this has been dismantled and a window to the rear. Bedroom two has a built-in wardrobe and a window. The white bathroom suite is comprised of Panel enclosed corner jacuzzi bath with mixer tap and shower attachment, low flush wc and vanity wash hand basin.

## OUTSIDE

To the front of the house is a driveway with off road parking for two cars and a pathway. The walled rear courtyard garden has a patio area with a water feature, side and rear access gate.



## 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 : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## 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.



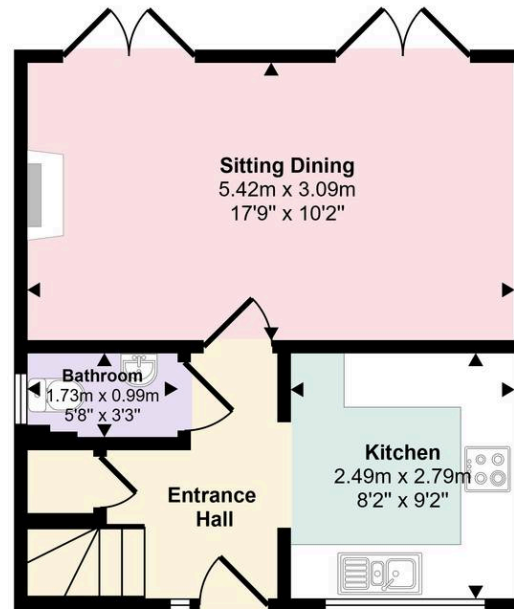
**rightmove**

**PRS** Property Redress Scheme

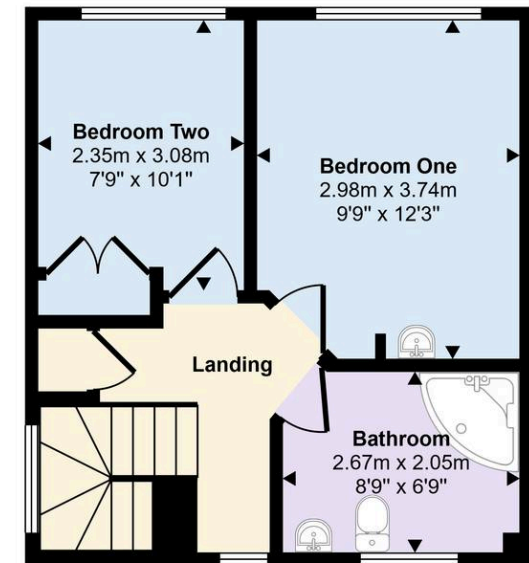
**Zoopla**



**Approx Gross Internal Area  
65 sq m / 701 sq ft**



**Ground Floor**  
Approx 33 sq m / 352 sq ft



**First Floor**  
Approx 32 sq m / 349 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.