



2 Piping Green, Colden Common - SO21 1TU

Guide Price £595,000

WHITE & GUARD

2 Piping Green

Colden Common, Winchester

INTRODUCTION

Tucked away in a peaceful cul de sac in one of Colden Common's most desirable residential locations, this impressive four-bedroom detached home offers a rare opportunity to acquire a property that combines generous proportions, modern finishes, and a superb position within easy reach of Winchester. From the moment you arrive, the sense of space and privacy is immediately apparent, with a wide frontage, mature gardens, and a triple garage block providing both practicality and kerb appeal.

LOCATION

Colden Common is a thriving village with a strong sense of community, excellent local amenities, and highly regarded schools. The property is perfectly positioned for access to Winchester city centre, renowned for its historic charm, cultural attractions, and vibrant shopping and dining scene. For commuters, there are excellent transport links, including rail services to London Waterloo and easy access to the M3 and A34.

- WINCHESTER COUNCIL BAND E
- EPC RATING C
- FREEHOLD
- IMPRESSIVE FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- UTILITY & STUDY
- GROUND FLOOR SHOWER ROOM
- ENSUITE TO MASTER BEDROOM
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE





INSIDE

The property opens into a welcoming entrance hall, which sets the tone for the rest of the home with its neutral palette and quality finishes. To the right, the sitting room is a beautifully light and airy space, enhanced by dual aspect large picture windows that frame views of the garden. A contemporary wood-burning stove creates a striking focal point, making this an inviting room for cozy evenings or relaxed family gatherings.

The kitchen is a true centre piece of the home—a sleek, modern design featuring high-gloss cabinetry, granite work surfaces, and integrated appliances. A central island provides additional preparation space and casual seating, making it ideal for informal dining or morning coffee. The kitchen flows seamlessly into a formal dining room, which is perfect for entertaining, with ample space for a large table, double doors that open into the lounge and views over the garden.

The study/home office provides a quiet space for remote working or Homework and features a window that overlooks the rear garden. The beautifully appointed shower room is then along side this and has been finished to an exceptional standard, featuring a sleek vanity unit with vessel basin, a large, framed mirror, walk-in shower and W/C which is complemented by textured grey tiling, completing the modern, streamlined design. A door then leads into the utility room where practicality has been carefully considered, offering additional storage, a worktop space within set sink and laundry facilities.



Upstairs, the property continues to impress with four well-proportioned bedrooms, each thoughtfully decorated and filled with natural light. The master bedroom enjoys a peaceful outlook over the tree lined front garden and is complemented by a stylish ensuite shower room, there is an additional family shower room, both have been finished to an exceptional standard with contemporary fittings, neutral tiling, and quality fixtures.

OUTSIDE

The garden is a delightful feature of this home—private, enclosed, and beautifully landscaped. A gravel pathway meanders through a well-kept lawn, bordered by mature planting and shrubs, leading to a rear gate as well as the double garage which has both power and lighting. The single garage has been converted and offers a storage space to the front while the rear has been converted into a versatile garden room/snug. This charming space is complemented by a decking area with a gazebo overhead, creating an idyllic spot for outdoor dining, entertaining, or simply relaxing in the warmer months. Whether used as a home office, studio, or additional entertaining space, this garden retreat adds a unique dimension to the property.

SERVICES:

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

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

ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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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