

A two-story brick house with a white door and a small porch. The house has a mix of light and dark brown bricks. There are several windows with white frames. A tree with some autumn-colored leaves is on the left. The sky is blue with white clouds. The house number '20' is visible on the wall next to the door.

20 PIPING GREEN

Colden Common, Winchester, SO21 1TU

Asking Price £475,000

WELLER
PATRICK



PROPERTY FEATURES

A spacious four-bedroom family home offered with no forward chain in a sought after village location

Entrance Hall ● Lounge ● Dining Room ● Kitchen ● Study ● Cloakroom

Four Bedrooms ● Family Bathroom ● Front & Rear Gardens ● Double Garage

Viewing Recommended ● No Forward Chain



DESCRIPTION

This spacious four-bedroom family home is offered with no forward chain and situated within this sought after village location.

The accommodation on the ground floor comprises an entrance hall, lounge, dining room, kitchen, study and cloakroom.

To the first floor are four bedrooms and a family bathroom.

Outside, there is an enclosed rear garden with patio, lawn and established borders. There is a double garage to the rear of the garden with an up & over door to the front and a door to the garden.

Colden Common village is approximately 5.5 miles from Winchester; its amenities include a Co-op store/post office, a community centre, two outstanding pre-schools and in the Winchester catchment Senior schools, a doctor's surgery and pharmacy as well as two pubs and a primary school. Winchester has a more comprehensive range of shops, fine restaurants and bars.

The M3 and M27 are within easy reach and Shawford railway station is approximately 1 mile away with a direct line to London Waterloo in 1 hour 14 minutes.

Internal viewing is recommended to appreciate all this spacious home has to offer.

20 Piping Green
 Colden Common
 SO21 1TU



DIRECTIONS

From Bishops Walthams main roundabout take the B2177 towards Winchester, proceed through the village of Upham to the T junction and traffic lights at Fishers Pond, turn right heading towards Colden Common and Winchester. At the roundabout turn left and then take the third right into Brickmakers Road and first left into Piping Road, Piping Green can be found on the right hand side after a short distance.

Particulars amended 13th January 2025

LOCAL AUTHORITY AND SERVICES

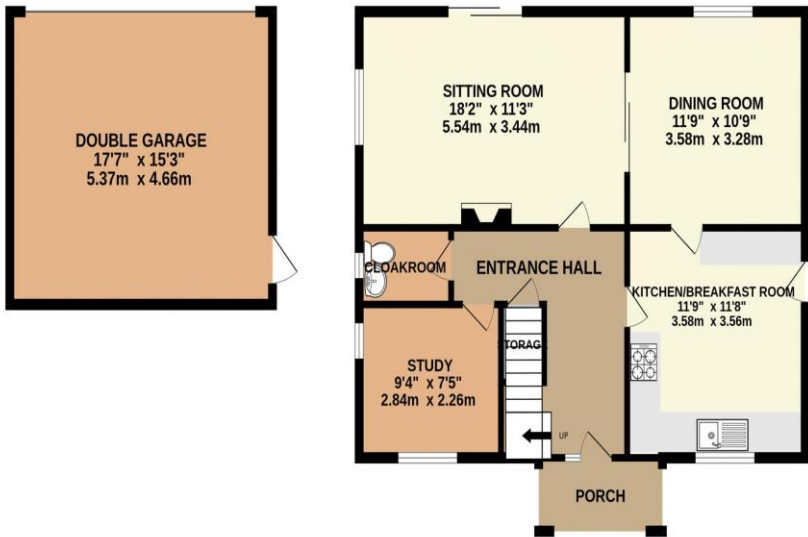
Winchester City Council, Council tax band E

Services Mains electricity, gas, water and drainage

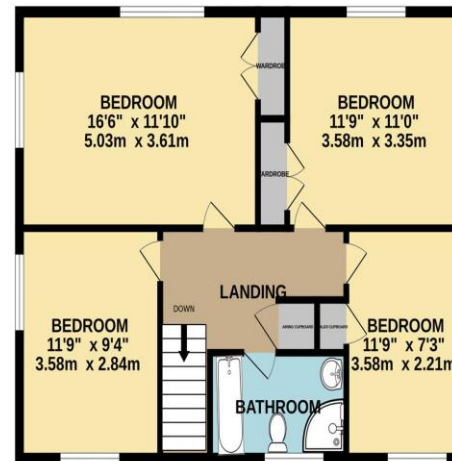
VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		