



13 Hawthorn Close, Winchester, SO21 1UX

£650,000

A wonderful four bedroom detached family home occupying a most attractive setting at the end of a cul-de-sac with views to the front over a wooded area and a magnificent plot with a wrap around garden to the rear and side. The property has been maintained to an excellent standard throughout affording fabulous accommodation with four bedrooms to the first floor complemented by a modern en-suite to the main bedroom and family bathroom. To the ground floor is a delightful sitting room with log burner, open plan study area, snug/dining room and modern fitted kitchen/dining space and utility room. There is also the benefit of a double garage to the front and parking for several vehicles together with solar panels and battery storage. Hawthorn Close is situated in the heart of the popular village of Colden Common which itself benefits from an excellent range of day to day amenities including schooling, with the city of Winchester approximately 6 miles away to the north, town centre of Eastleigh 2 miles to the south and Chandlers Ford centre approximately 4 miles away. Easy access can also be gained to Junctions 11 and 12 of the M3, M27 and mainline railway stations.

ACCOMMODATION

Open Entrance Porch:

Reception Hall:
Stairs to first floor.

Cloakroom:
Modern white suite with chrome fittings comprising wash basin with cupboard under, wc, tiled floor.

Sitting Room:
15'6" x 11'6" (4.72m x 3.51m) Feature fireplace with inset log burner, double doors to rear garden, open plan to study area.

Study Area:
8' x 6'7" (2.44m x 2.01m)

Snug/Dining Room:
11' x 9'5" (3.35m x 2.87m) Storage cupboard and useful recess.

Kitchen/Dining Room:
17'6" x 15'7" (5.33m x 4.75m) A wonderful L shaped room with the kitchen area comprising a range of modern cream and grey units with quartz worktops, matching larder style cupboard, range oven and hob, integrated dishwasher and fridge. The dining area provides ample space for table and chairs, door to rear garden and dual aspect windows overlooking the garden.

Utility Room:
7'2" x 5' (2.18m x 1.52m) Storage cupboard, sink unit, space and plumbing for appliances, boiler, door to outside.

First Floor

Landing:
Hatch to loft space, airing cupboard.

Bedroom 1:
11'6" x 9'7" Measurement up to two built in double wardrobes (3.51m x 2.92m)

En-Suite Shower Room:
7'10" x 6'2" (2.39m x 1.88m) Modern white suite with chrome fittings comprising shower cubicle with glazed screen, wash basin with cupboard under, wc, tiled floor.

Bedroom 2:
11'7" x 10'8" (3.53m x 3.25m)

Bedroom 3:
9'7" x 8'5" (2.92m x 2.57m)

Bedroom 4:
9'6" x 7'2" (2.90m x 2.18m)

Bathroom:
7'6" x 6' (2.29m x 1.83m) White suite with chrome fittings comprising bath with shower unit over, wash basin, wc.

OUTSIDE

Front:
To the front of the property is a gravel driveway affording off street parking leading to the double garage. The remainder of the front garden is lawned with pathway to front door and side gate to rear garden.

Rear Garden:
A particularly attractive feature of the property measuring approximately 104' x 63' (maximum L shaped measurement). Adjoining the rear of the property is a paved patio with attractive sleeper edging leading onto an area of lawn surrounded by well stocked flower and shrub borders and fencing. The garden leads round to the side of the property where a further expanse of lawn is interspersed with mature flower and shrub borders enclosed by hedging and fencing, garden shed, greenhouse.

Garage:
17'6" x 16'7" (5.33m x 5.05m) Two electric roller doors, light and power.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1992

Approximate Area:
1706sqft/158.5sqm

Sellers Position:
Found property to purchase

Heating:
Gas central heating

Windows:
UPVC double glazed windows

Loft Space:
Partially boarded with ladder and light connected

Infant/Junior School:
Colden Common Primary School

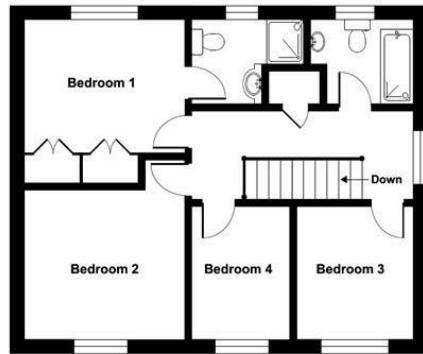
Secondary School:
Kings School

Local Council:
Winchester City Council 01962 840222

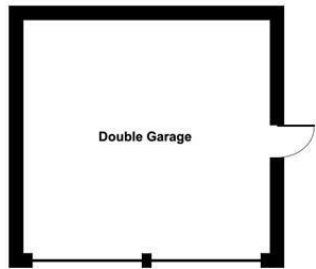
Council Tax:
Band F



Ground Floor = 777 sq ft / 72.2 sq m
 First Floor = 635 sq ft / 59 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1706 sq ft / 158.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2023. Produced for Sparks Ellison. REF: 1057716

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: property@sparksellison.co.uk
 Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



