



49 New Road, Colden Common - SO21 1RU

In Excess of £425,000

WHITE & GUARD

49 New Road

Colden Common, Winchester

An Edwardian semi-detached family home, situated in the popular village of Colden Common. This spacious property has over 1300 square feet of accommodation. Well-presented throughout with a blend of original and modern features, offering a bright and spacious interior afforded by the good-sized rooms and versatile living space. The property has been well maintained by the current vendor and has a sitting room to the front of the property and a wonderful spacious family/dining room, with a log burner. The modern yet traditional kitchen has double doors leading out to the garden and a downstairs cloakroom. Upstairs there are three good sized bedrooms and family bathroom. Outside a driveway offers off road parking for several cars to the front with side access to the rear. The mature, colourful rear garden offers plenty of options for the modern family with a tranquil patio terrace providing an excellent position for alfresco summer living.

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 boardwalked 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.

- THREE BEDROOM SEMI DETACHED HOME
- BOASTING 1300SQFT OF ACCOMMODATION
- TWO RECEPTION ROOMS
- MATURE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES





INSIDE

A driveway and path leads to the double-glazed front door, opening to an entrance hall with wood flooring. Through the first door on the right is the sitting room with exposed and painted floorboards, feature cast iron fireplace with tiled surround and a double-glazed square bay window. The dining / family room is to the rear of the hall and is an impressive 20ft with a wood burner as the focal point of the room. The dining room has three double glazed windows, an under stairs cupboard and double doors leading through to the rear lobby area. There is a WC off the lobby and double doors leading to the side garden.

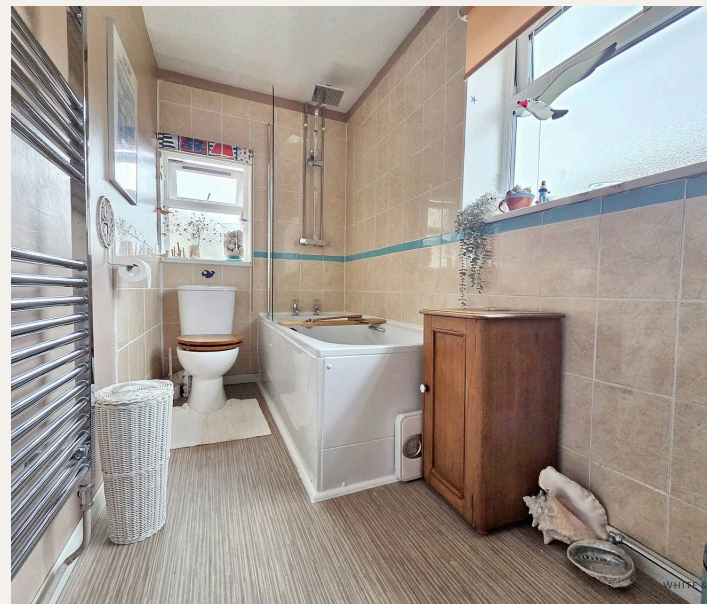
The kitchen breakfast room is the rear of the property and has a range of shaker style eye, floor and tall units with contemporary work surfaces.

There is an inset one and a half bowl stainless steel sink unit, with a mixer tap, built in electric over, gas hob and extractor hood along with space for a fridge freezer and integrated dishwasher and washing machine. There is a double-glazed window to the side and double doors leading to a decked seating area.

Off the first-floor landing there are three good sized bedrooms and a large family bathroom. The principal bedroom has a window to the front, bedroom two overlooks the rear garden and a third bedroom with a window to the side. There is a large dual aspect family bathroom with a panel enclosed bath with overhead shower, low level WC and pedestal wash hand basin.

OUTSIDE

To the front of the house is a driveway with off roadside parking for several cars and a pathway. There is side access to a rear garden with mature bushes, trees, and brightly coloured flower beds, trees. There is an adjoining deck seating area, pathway through the lawn and a rear patio and a breeze block built shed.



- EASTLEIGH COUNCIL BAND C
- FREEHOLD
- EPC RATING D

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ANTI-MONEY LAUNDERING REGULATIONS

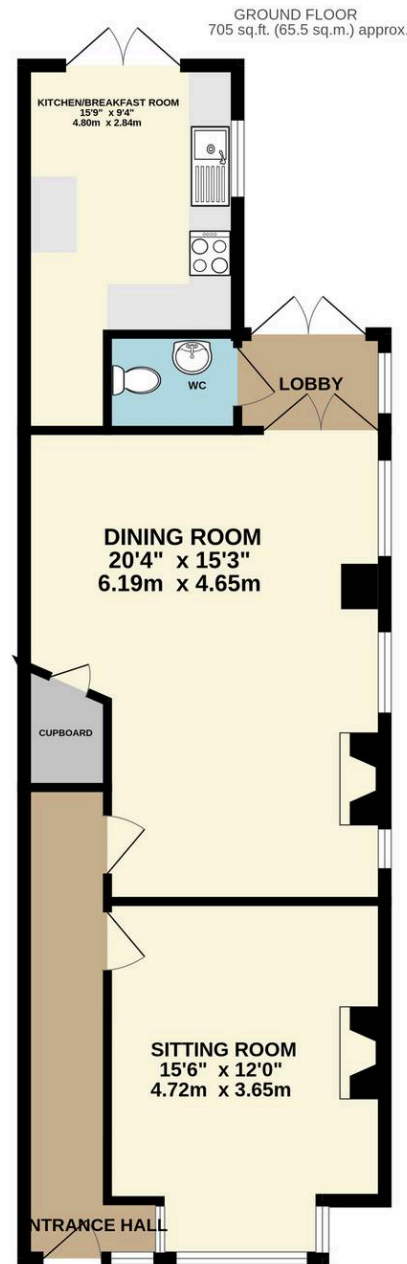
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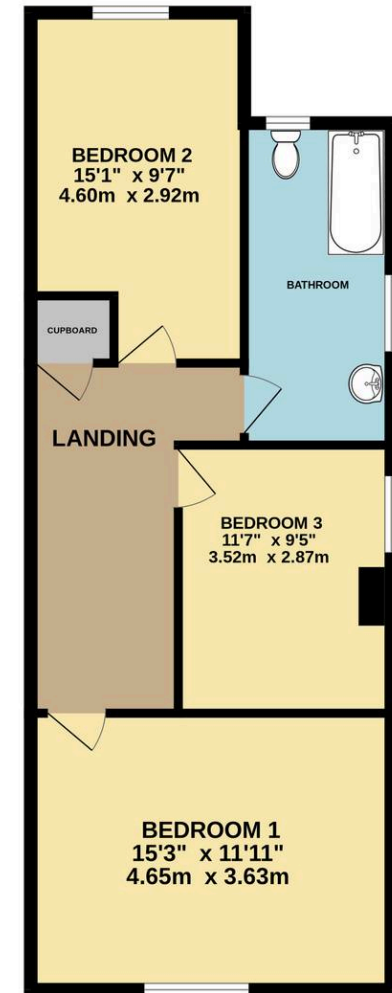
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1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

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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