

Spring Cottage, Hill Lane, Colden Common, SO21 1RZ

PRICE GUIDE: £465,000 Freehold



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A beautifully presented three bedroom detached home situated in the heart of the popular village of Colden Common. Spring Cottage boasts stylish and contemporary living accommodation throughout which briefly comprises of a welcoming entrance hall, cloakroom, a very well appointed kitchen that was fitted only 18 months ago, good size lounge, conservatory, three bedrooms, en-suite shower room and a family bathroom. Externally, there is a pleasant established rear garden and a driveway providing off road vehicle parking for at least two cars. The property has been lovingly maintained, having been in the same ownership since 2001 when the present owners purchased it from new. Situated in the heart of the village, Colden Common is located on the outskirts of Winchester, providing sought after catchment schooling at Colden Common Primary and Kings' Secondary Schools. There are local shops, a post office, country pubs (one of which is on the properties doorstep), dentist, hairdressers and surgery. With straight forward access towards Winchester, Chandler's Ford, Eastleigh and the neighbouring villages of Twyford and Shawford, with a direct train-line to London as well as local bus routes and countryside walks close by.

POPULAR VILLAGE LOCATION * CONTEMPORARY DETACHED HOME

WELCOMING ENTRANCE HALL * CLOAKROOM * NEWLY FITTED KITCHEN

WELL PROPORTIONED LOUNGE * CONSERVATORY * THREE BEDROOMS

EN-SUITE SHOWER ROOM * FAMILY BATHROOM * PLEASANT REAR GARDEN

OFF ROAD PARKING * GAS CENTRAL HEATING * UPVC DOUBLE GLAZING

ENTRANCE HALL: Storage cupboard with double doors, stairs to first floor, opening to kitchen, door to lounge, central heating thermostat and door to;

CLOAKROOM: Well appointed with a close coupled w.c and wash hand basin inset in a shaker style vanity cupboard unit with tiled splash-back over. Single radiator, tile effect flooring and obscured glass side elevation window.

KITCHEN: 9'11 x 9'9 (3.02 x 2.97) Refitted only approximately 18 months ago with a range of stylish shaker style base-level and wall-mounted units to incorporate a one-and-a-half bowl sink unit inset in real-wood work surfaces. Integrated appliances include a dishwasher, fridge-freezer, induction hob with double oven under and canopy extractor over. There is ceramic tiled flooring, low-level storage cupboard with light and front elevation window.



LOUNGE: 16'7 x 11'4 (5.05 x 3.44) Rear and side elevation windows, double radiator, wiring for wall lights and double upvc doors to;

CONSERVATORY: 14'7 x 9'5 (4.44 x 2.87) Of brick and double glazed upvc construction with light and power, and with double doors to garden.

FIRST FLOOR LANDING: Airing cupboard with single radiator and slatted shelving over, side elevation window, hatch to loft and doors to bedrooms and bathroom.

BEDROOM 1: 11'9 x 9'10 (3.60 x 2.30) Front elevation window, single radiator and door to;

EN-SUITE: Half-tiled and with a well appointed matching white suite of close coupled w.c, pedestal wash hand basin and shower cubicle with bi-folding door and thermostatic shower. There is also wood effect flooring, single radiator with towel rail over, mixed shelving, extractor fan and a front elevation obscured glass window.

BEDROOM 2: 9'11 x 8'1 (3.01 x 2.46) Rear elevation window and single radiator.

BEDROOM 3: 8'1 x 6'5 (2.47 x 1.95) Rear elevation window and single radiator.

BATHROOM: Mostly tiled and well appointed with a matching white suite of close-coupled w.c, pedestal style wash hand basin with shaver point and mirrored medicine cabinet over, and a panelled bath with mixer taps and shower attachment. There is wood effect flooring, single radiator with towel rail over, extractor fan and an obscured glass side elevation window.

OUTSIDE: Externally, to the front is a driveway providing off-road vehicle parking for at least two cars. There is a storage cupboard and side access gate allowing pedestrian access to the rear garden which is well established, laid to lawn and with a paved patio and storage shed. There is exterior power and water tap.

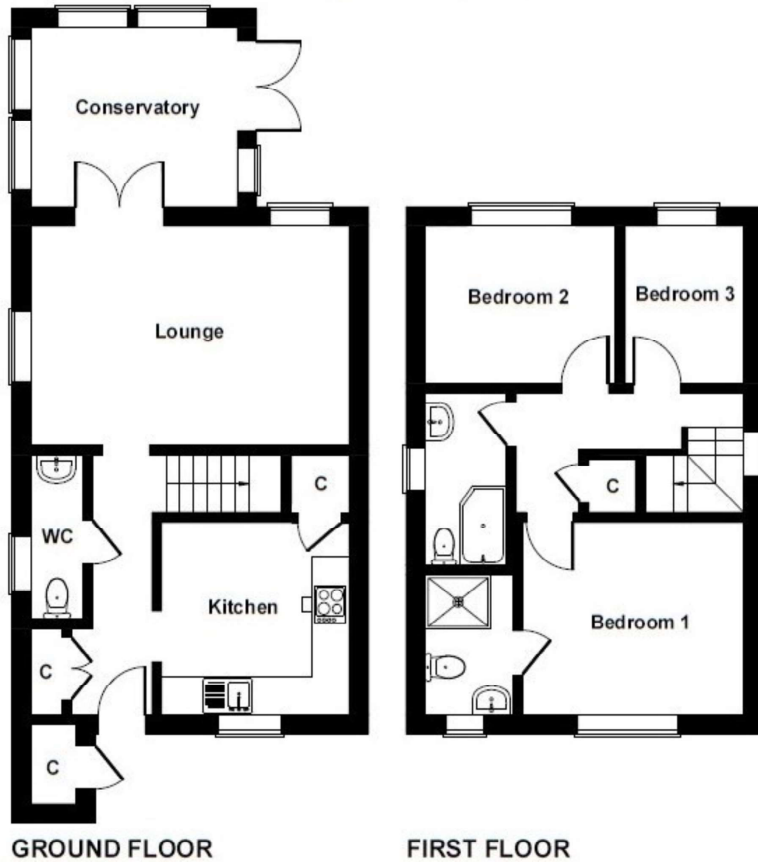
COUNCIL TAX BAND: D (currently £2,283.10 pa) Winchester City Council

These details were taken by George Mead from whom any further information required can be obtained.



Spring Cottage, Hill Lane

Approximate Area: 968 square feet
(90 square meters)



Not to Scale. Produced by The Plan Portal 2026
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AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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