



36 Tees Farm Road, Colden Common - SO21 1UQ
£385,000

WHITE & GUARD

36 Tees Farm Road

Colden Common, Winchester

INTRODUCTION

Situated in a pleasant cul-de-sac within the ever-popular village of Colden Common, this beautifully presented three bedroom end of terrace home occupies an attractive corner plot and offers well balanced accommodation ideal for first time buyers, young families and downsizers alike. The property has been thoughtfully updated by the current owners and benefits from a modern refitted kitchen/dining room, spacious sitting room with doors that open out into the garden, downstairs cloakroom, contemporary family bathroom, garage and a wonderfully private rear garden. Combining stylish interiors with generous outside space, this is a home ready to move straight into.

LOCATION

Tees Farm Road is a well-regarded residential location within the heart of Colden Common, a thriving village positioned between Winchester and Southampton. The village benefits from a range of everyday amenities including local shops, schools, recreational facilities and scenic countryside walks. Excellent road links provide convenient access to Winchester, Eastleigh, Southampton and the M3 motorway, making the area particularly popular with commuters and families alike.

- EPC RATING C
- FREEHOLD
- WINCHESTER COUNCIL BAND C
- THREE-BEDROOM END-OF-TERRACE HOME
- ATTRACTIVE CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN REFITTED KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE
- WONDERFULLY PRIVATE REAR GARDEN





The accommodation begins with a welcoming entrance hall providing access to a useful downstairs cloakroom and staircase to the first floor. The kitchen/dining room has been refitted with an attractive range of contemporary shaker style units complemented by solid woodblock work surfaces, an integrated fridge freezer and dishwasher and ample space for dining, creating an excellent social hub for everyday living. To the rear of the property, the spacious sitting room is dual aspect, so enjoys an abundance of natural light and provides an excellent space for both relaxing and entertaining, with doors out to the patio area and views across the rear garden.

On the first floor, a spacious landing provides access to three well-proportioned bedrooms, all of which are presented in excellent decorative order. The principal bedroom is a particularly generous room, offering ample space for a range of bedroom furniture and enjoying a pleasant outlook over the garden. The second bedroom is a comfortable double room, equally well suited for family members or visiting guests, whilst the third bedroom is currently arranged as a home office, perfectly demonstrating the flexibility of the accommodation and its ability to adapt to modern lifestyles, whether as a nursery, study or single bedroom. Serving the first-floor accommodation is a notably spacious family bathroom, fitted with a stylish contemporary white suite comprising a panel-enclosed bath with shower over, wash hand basin and WC. Finished in neutral tones and flooded with natural light, the bathroom provides a practical yet relaxing space for everyday family living.

OUTSIDE

One of the property's most notable features is its corner plot position, providing an attractive frontage with mature hedging and established planting. Gated side access leads to the rear garden, which enjoys a high degree of privacy and has been thoughtfully arranged to create an excellent outdoor entertaining space. A substantial paved terrace provides the perfect setting for outdoor dining and summer gatherings, whilst the remainder of the garden is predominantly laid to lawn and bordered by mature shrubs, trees and well-stocked raised flower beds. To the rear, a further seating area offers a tranquil spot to relax and enjoy the surroundings. The property also benefits from a garage located within a nearby block, providing useful storage and off-road parking potential.



SERVICES:

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

Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

T: 023 8202 2199

457 Fair Oak Road, Fair Oak,
Southampton, Hampshire, SO50 2AJ
E: fair oak@whiteandguard.com
W: whiteandguard.com

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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 £40 + VAT for these checks per owner.

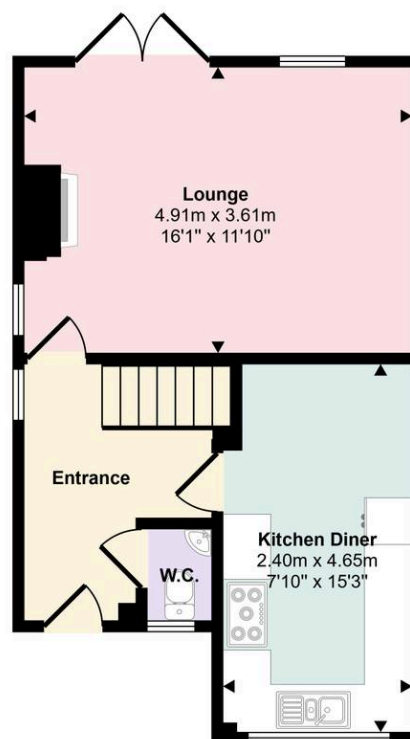
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These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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.

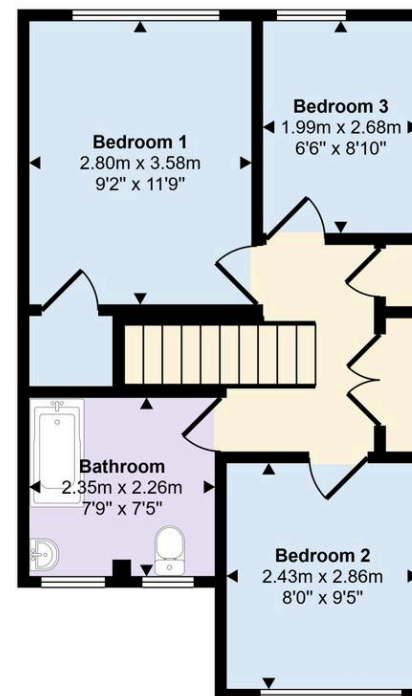
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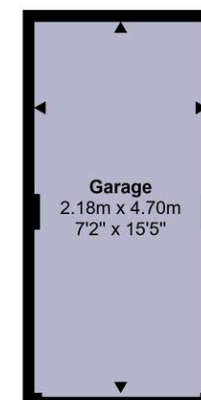
Approx Gross Internal Area
86 sq m / 926 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 38 sq m / 411 sq ft



Garage
Approx 10 sq m / 110 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.