

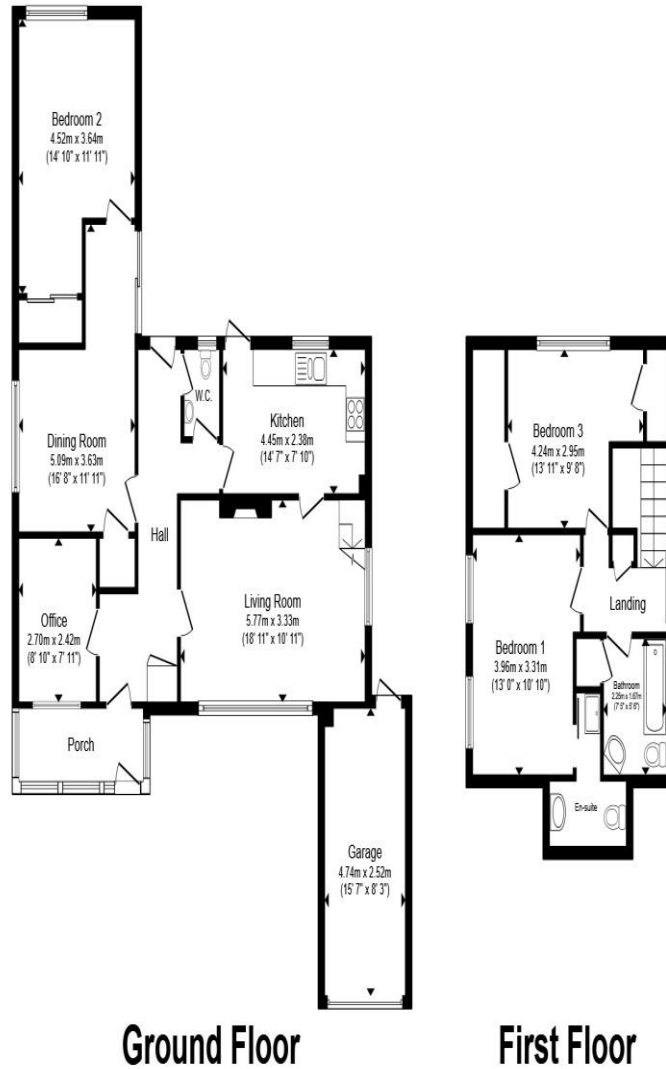


**Church Lane, Colden Common, Winchester, SO21 1TS**

**welcome to**  
**Church Lane, Colden Common, Winchester**

Exciting opportunity to acquire a spacious detached family home set on a generous plot along desirable Church Lane in Colden Common. Offering versatile split-level accommodation, garage, driveway parking and a rear garden extending beyond 80ft.





**Ground Floor**

**First Floor**

Total floor area 145.1 m<sup>2</sup> (1,562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Front Garden**

**Porch**

**Entrance Hall**

**Living Room**

18' 11" x 10' 11" ( 5.77m x 3.33m )

**Kitchen**

14' 7" x 7' 10" ( 4.45m x 2.39m )

**Cloakroom**

**Dining Room**

16' 8" x 11' 11" ( 5.08m x 3.63m )

**Bedroom Three**

14' 10" x 11' 11" ( 4.52m x 3.63m )

**Bedroom Four**

10' x 7' 11" ( 3.05m x 2.41m )

**Landing**

**Bedroom One**

13' x 10' 10" ( 3.96m x 3.30m )

**Ensuite**

**Bedroom Two**

13' 11" x 9' 8" ( 4.24m x 2.95m )

**Main Bathroom**

**Garage**

**Parking**

**Rear Garden**

**Lister Remark**

welcome to

## Church Lane, Colden Common Winchester

- Versatile split level bedroom accommodation idea for family living
- Generous plot with rear garden extending beyond 80ft
- Detached family home set back from desirable Church Lane
- Driveway parking and detached garage
- Excellent potential to modernise

Tenure: Freehold EPC Rating: D

Council Tax Band: C

### Directions to this property:

From Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335

Head towards Regal Walk, turn left onto Wells Pl

Follow A335 and B3335 to Brambridge in Colden Common

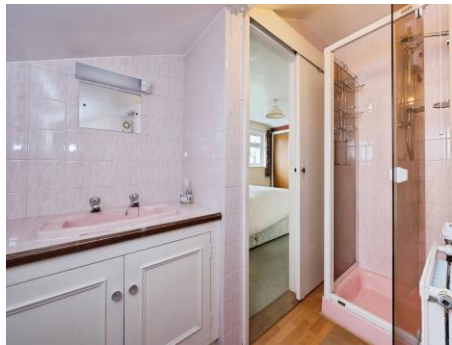
At the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 4th exit onto Allbrook Hill/B3335

At the roundabout, take the 2nd exit onto Highbridge Rd/B3335

Follow Brambridge into Church Ln, turn left onto Brickmakers Rd, turn left into Church Ln

Your destination will be on the right indicated by a Fox and Sons for sale board.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH106993](https://fox-and-sons.co.uk/Property/ELH106993)



Property Ref:

ELH106993 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



**023 8061 8522**



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