



Church Lane, Colden Common, Winchester. SO21 1TS

welcome to

Church Lane, Colden Common, Winchester

Occupying a generous plot and set back from the desirable Church Lane, this detached chalet-style home offers spacious and versatile accommodation with excellent scope for enhancement, subject to the necessary planning permissions.

The property is approached via a private driveway providing off-road parking and access to the attached garage, while the frontage creates a pleasant sense of privacy from the road. Internally, the ground floor provides well-balanced living accommodation including a bright living room, separate dining room ideal for entertaining, and a fitted kitchen overlooking the rear aspect. There is also a ground floor WC and an additional office/bedroom to the front of the property, offering flexibility for home working or guest accommodation. A further ground floor bedroom to the rear adds to the versatility of the layout.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with en-suite, alongside a separate bathroom.

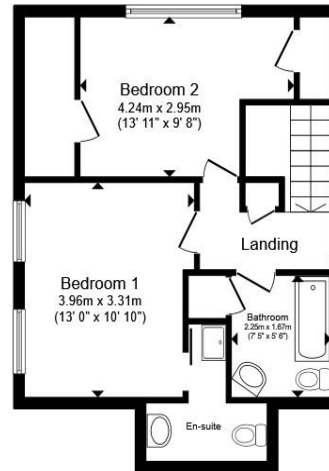
Externally, the property benefits from a substantial rear garden extending beyond 80ft, complete with a summer house providing a pleasant outdoor retreat. A former vegetable plot to the rear offers potential to be redeveloped or landscaped further.

The size of the plot also presents scope to extend, subject to planning permissions. Offering driveway parking, garage and a sought-after location, this home presents an excellent opportunity to create a superb family property.





Ground Floor



First Floor

Total floor area 145.1 m² (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



Auctioneer's Comments

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Versatile split-level bedroom accommodation ideal for family living
- Generous plot with rear garden extending beyond 80ft

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/ELH106347



Property Ref:
ELH106347 - 0007

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fox & sons



023 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



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