



Rowe
& Co.

38 Sandyfields Lane, Colden Common

Winchester

£395,000

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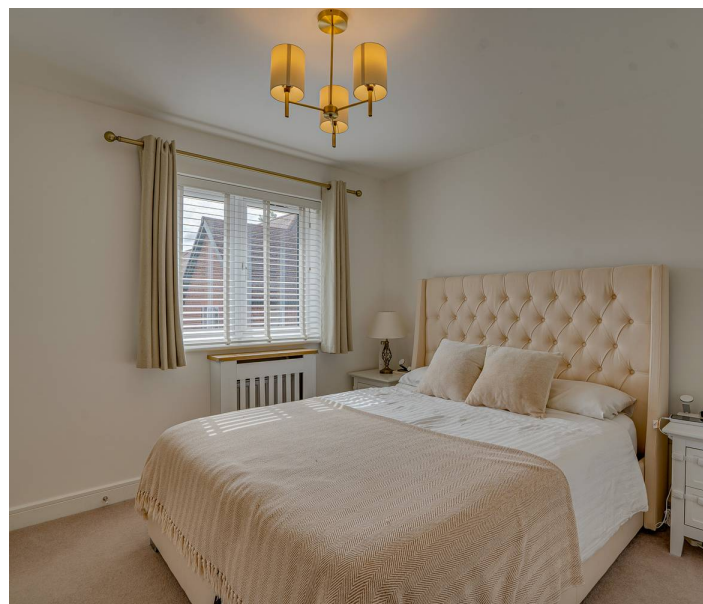
Colden Common, Winchester

Built in 2021 and benefiting from the remainder of a 10-year NHBC warranty (approximately five years remaining), this beautifully presented three-bedroom semi-detached home is situated in the highly sought-after village of Colden Common. Finished to a high specification throughout, the property offers stylish, modern accommodation ideal for families and professionals alike. The accommodation comprises a spacious living room, an impressive open-plan kitchen/dining room with French doors to the garden, three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a contemporary family bathroom, and a convenient ground-floor cloakroom. The property also falls within the catchment area for Colden Common Primary School and Kings' School, Winchester, while Twyford Primary School is just a short drive away.

LOCATION

Colden Common is a picturesque and well-connected village located just south of the historic Cathedral City of Winchester. The village offers an excellent range of local amenities, including shops, traditional public houses, recreational facilities, and scenic countryside walks. Excellent transport links are nearby, with easy access to the M3 motorway, Shawford railway station, and Southampton Airport, making the location ideal for commuters. Winchester city centre is only a short drive away and offers an extensive selection of restaurants, cafés, boutique shopping, and cultural attractions.

Council Tax band: D - Tenure: Freehold - EPC Energy Efficiency Rating: B



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INSIDE

A welcoming entrance hall provides access to the principal living accommodation and staircase to the first floor. Positioned at the front of the property, the generous living room is filled with natural light from a large front-facing window and offers ample space for a range of freestanding furniture. To the rear of the home is the superb open-plan kitchen/dining room, fitted with a stylish range of contemporary units and integrated appliances including a double oven, gas hob with extractor hood, fridge/freezer, dishwasher, and washing machine. There is plenty of room for a family dining table, while French doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. A useful ground-floor cloakroom completes the downstairs accommodation. The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a spacious double overlooking the front aspect and benefits from a modern en-suite shower room featuring a walk-in shower, wash hand basin, and WC. Bedrooms two and three both overlook the rear garden and offer versatile accommodation, ideal as children's bedrooms, guest rooms, or a home office. The contemporary family bathroom is fitted with a panelled bath, wash hand basin, and WC, all finished to a modern standard.

OUTSIDE

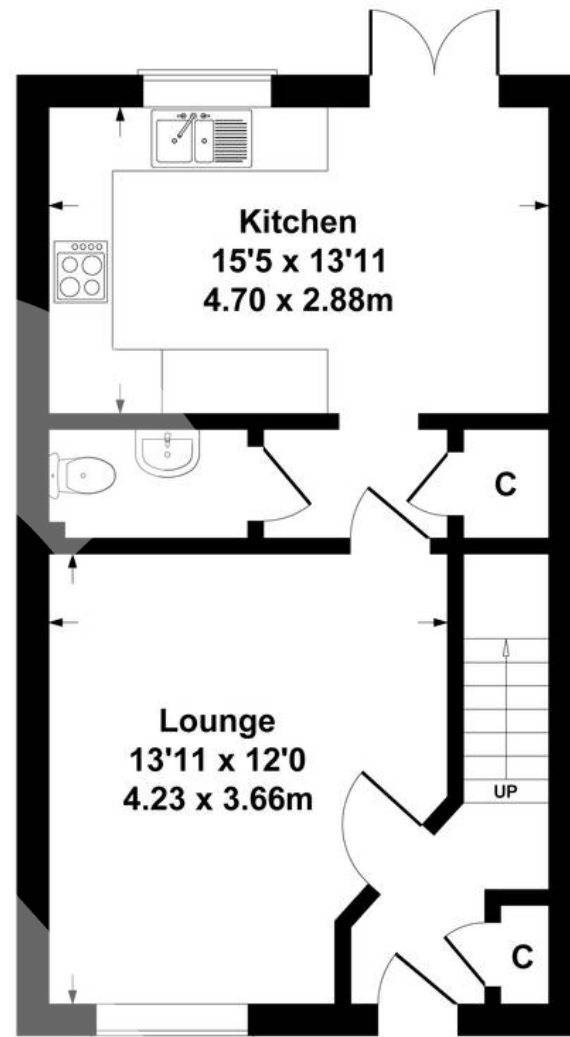
Occupying a quiet cul-de-sac position within this popular development, the property enjoys excellent kerb appeal. To the front is a generous tandem driveway providing off-road parking for two vehicles, together with gated side access leading to the rear garden. The enclosed rear garden enjoys a desirable westerly aspect and is predominantly laid to lawn with a paved patio area, providing an ideal setting for outdoor dining, entertaining, or relaxing in the afternoon and evening sun.

Agents Note - There is a new estate service charge of £300 PA.

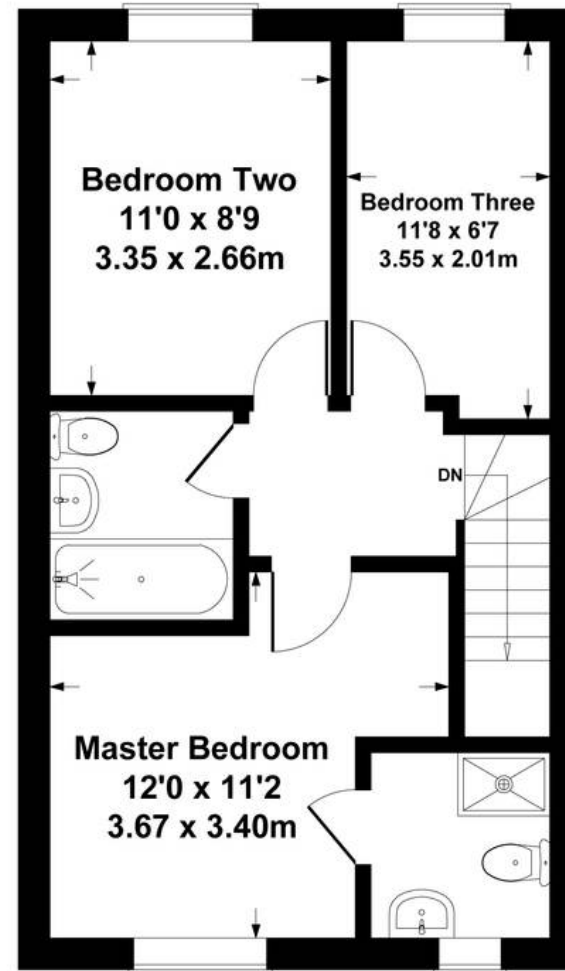


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Approximate Gross Internal Area
850 sq ft - 79 sq m



GROUND FLOOR



FIRST FLOOR

 96 Winchester Road,
Chandlers Ford,
SO53 2GJ

 02381 102221
 chandlersford@rowehomes.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.