



**1 VALLEY CLOSE**

Colden Common, Hampshire, SO21 1UN

**Carter Jonas**



## 1 VALLEY CLOSE, COLDEN COMMON, HAMPSHIRE, SO21 1UN

- 5 bedrooms, 1 ensuite
- Sitting room
- Kitchen/dining room
- Utility
- Garage
- Garden
- Parking
- EPC rating C

### DESCRIPTION

Extended and modernised family home in a popular village on the edge of Winchester. The property has pedestrian access to the front and overlooks the green and stream with ample on street parking, the front garden is enclosed by a picket fence, there is side pedestrian access leading to the utility room and rear garden. The entrance hall is flooded with natural light from the front window and a vaulted ceiling with velux window with doors through to the utility room, cloak room, sitting room and spacious open plan kitchen/dining room. The kitchen is fitted with a comprehensive range of wall, base, and drawer units, with quartz worktops and a range of built in appliances and sliding doors to the rear garden. The sitting room is dual aspect with further French doors opening onto the rear garden. On the first floor there are three bedrooms, (two of which are doubles), family shower room, ensuite shower room to the principal bedroom and further stairs rising to the second floor where there are two further double bedrooms and family bathroom.

### OUTSIDE

The rear garden has a patio that wraps around to the side with a mixture of natural and artificial lawn and pedestrian access to the garage and parking to the rear.

## EXTENDED FAMILY HOME IN POPULAR VILLAGE





## LOCATION

The property is situated approximately 5 miles from Winchester in the popular village of Colden Common. There is a selection of local amenities and services including Co-op store/post office together with community centre and two public houses. The nearby Cathedral City of Winchester offers an extensive selection of bespoke and mainstream shopping, leisure and entertainment facilities and many cultural and historic attractions. There is an excellent range of local schools including Colden Common primary school and Kings' secondary school in Winchester. Independent schools in the area include Twyford preparatory school, St Swithun's and Prince's Mead. Winchester railway station provides superb links to London (1 hour) and Southampton (20 mins).

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity, gas and drainage.

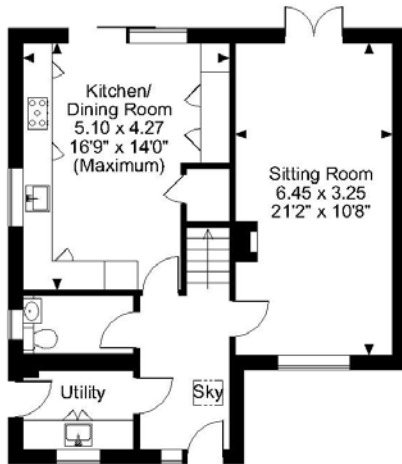
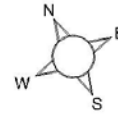
**Local Authority:** Winchester City Council. Council Tax Band E.

**Viewing:** Strictly by appointment through the agent, Carter Jonas.

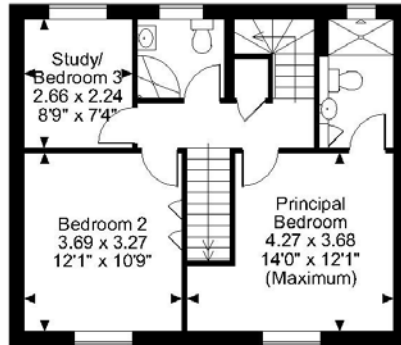




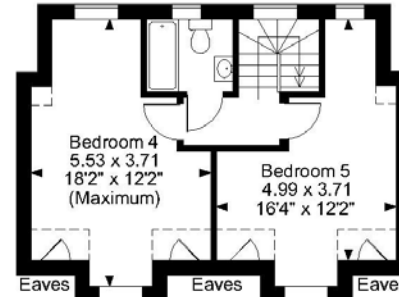
**Valley Close, Winchester**  
**Approximate Gross Internal Area**  
**Main House = 1,488 sq ft / 138 sq m**  
**Garage = 141 sq ft / 13 sq m**  
**Total = 1,629 sq ft / 151 sq m**



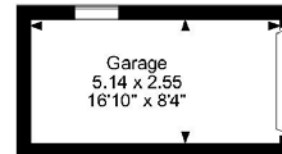
**Ground Floor**



**First Floor**



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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