



Hyland, Upper Moors Road, Colden Common - SO50 6HW  
£525,000

WHITE & GUARD

# Hyland, Upper Moors Road

Colden Common, Hampshire

## INTRODUCTION

A beautifully positioned detached bungalow enjoying a generous plot. Occupying a delightful position along Upper Moors Road, Hyland offers a rare opportunity to acquire a well-proportioned bungalow that blends character, practicality and space, both inside and out. Set well back from the road, the property is approached via a sweeping gravel driveway providing ample off-road parking and an immediate sense of privacy and arrival.

## LOCATION

Colden Common is a thriving village with a strong sense of community, excellent local amenities, and highly regarded schools. The property is perfectly positioned for access to Winchester city centre, renowned for its historic charm, cultural attractions, and vibrant shopping and dining scene. For commuters, there are excellent transport links, including rail services to London Waterloo and easy access to the M3 and A34.

- EPC RATING D
- WINCHESTER COUNCIL BAND E
- FREEHOLD
- DETACHED BUNGALOW ON GENEROUS PLOT
- THREE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- SUBSTANTIAL SIZED REAR GARDEN
- AMPLE OFF ROAD PARKING





## INSIDE

The accommodation is well balanced and thoughtfully arranged. At the heart of the home lies a welcoming sitting room, enhanced by exposed timber flooring and a striking wood-burning stove set within a brick recess, creating a cosy yet elegant focal point. This space enjoys an abundance of natural light and lends itself perfectly to both relaxed family living and entertaining.

The kitchen is fitted with a range of modern shaker-style units, complemented by wooden work surfaces and tiled splashbacks. Practical and well laid out, it offers ample storage and preparation space, with integrated cooking appliances and room for additional white goods. Adjacent to the kitchen is a highly useful utility / laundry area, providing further storage, worktop space and direct access to the garden – ideal for everyday family life.

The property offers a selection of well-proportioned bedrooms, each enjoying good natural light and presented in neutral tones. These rooms provide flexibility to suit a range of needs, whether as comfortable sleeping accommodation, guest rooms or space for home working.

The bathroom is fitted with a white suite, including a panelled bath with shower over, pedestal wash hand basin and contemporary tiled finishes, creating a bright and functional space.

## OUTSIDE

One of the standout features of this home is the exceptionally generous rear garden. Mainly laid to lawn and framed by established hedging and mature planting, the garden offers a high degree of privacy and space, ideal for families, keen gardeners or those simply seeking a peaceful outdoor retreat. There is ample room for outdoor seating, play areas or further landscaping, with views across the surrounding greenery enhancing the semi-rural feel.



## SERVICES

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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**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 £30 + VAT per owner.

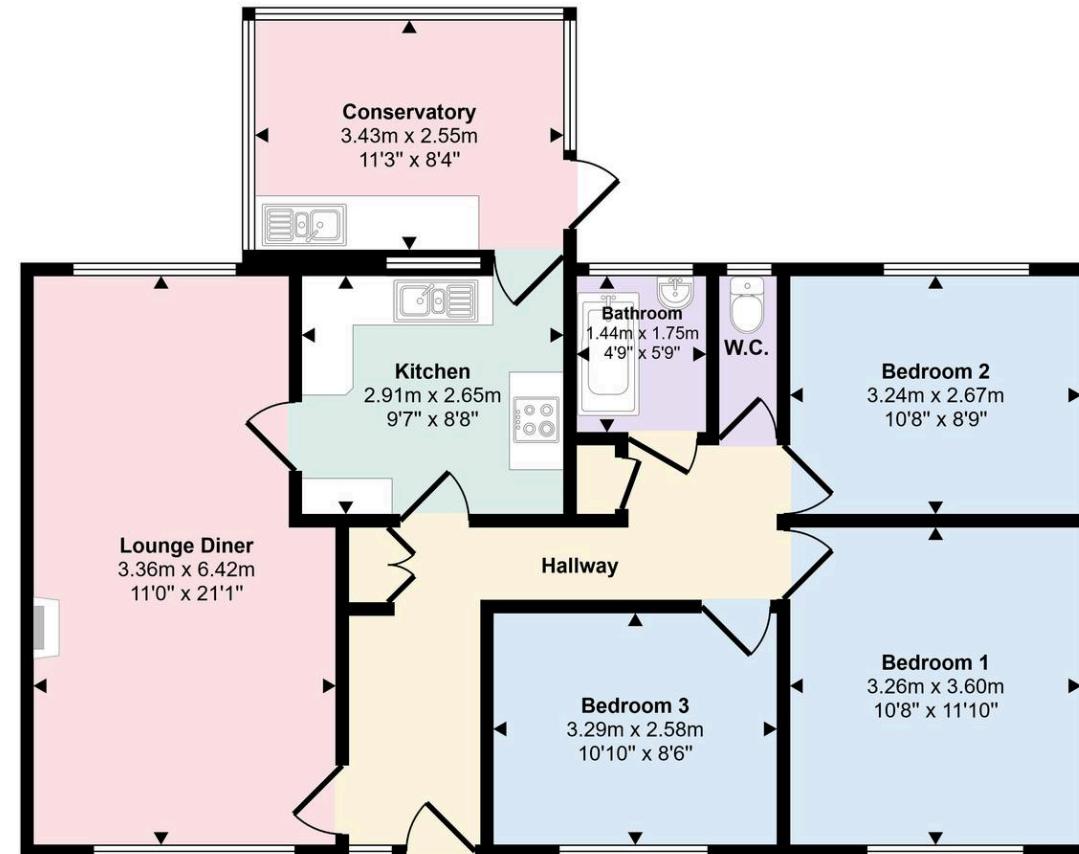
## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of 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 documentation 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  
85 sq m / 918 sq ft



Floorplan

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.