



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.



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.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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 3 14' 10" x 11' 11" (4.52m x 3.63m)

Bedroom 4 10' x 7' 11" (3.05m x 2.41m)

Landing

Bedroom 1 13' x 10' 10" (3.96m x 3.30m)

Ensuite

Bedroom 2 13' 11" x 9' 8" (4.24m x 2.95m)

Main Bathroom

Garage

Parking

Rear Garden



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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

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Property Ref:
ELH106347 - 0005

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