



Birch Close, Colden Common, Winchester, Hampshire, SO21 1XE

Winkworth

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Attractive family home in a quiet cul-de-sac location

An attractive semi-detached family home in a quiet cul-de-sac location in the popular village of Colden Common. The property offers well-planned accommodation and an abundance of natural light throughout.

On the ground floor the entrance hall provides access to the welcoming, sitting/dining room on the left. This is a lovely bright room courtesy of the dual aspect windows - one of which is a lovely bay window overlooking the rear garden from the dining area of the room. A convenient storage cupboard is positioned under the staircase, accessed from the sitting room. To the rear of the property, the kitchen has plenty of base and eye level units, integrated oven and hob and space for other appliances such as a dishwasher and washing machine. A door leads out to the rear garden while a separate door provides direct access into the rear of the garage. A downstairs WC is located off the kitchen.

Stairs rise to the first floor, where the master bedroom benefits from built in wardrobes, a lovely bay window and an en-suite shower room. There are two further bedrooms on this level, both also enjoying built-in wardrobe space. A family bathroom completes the picture on this level.

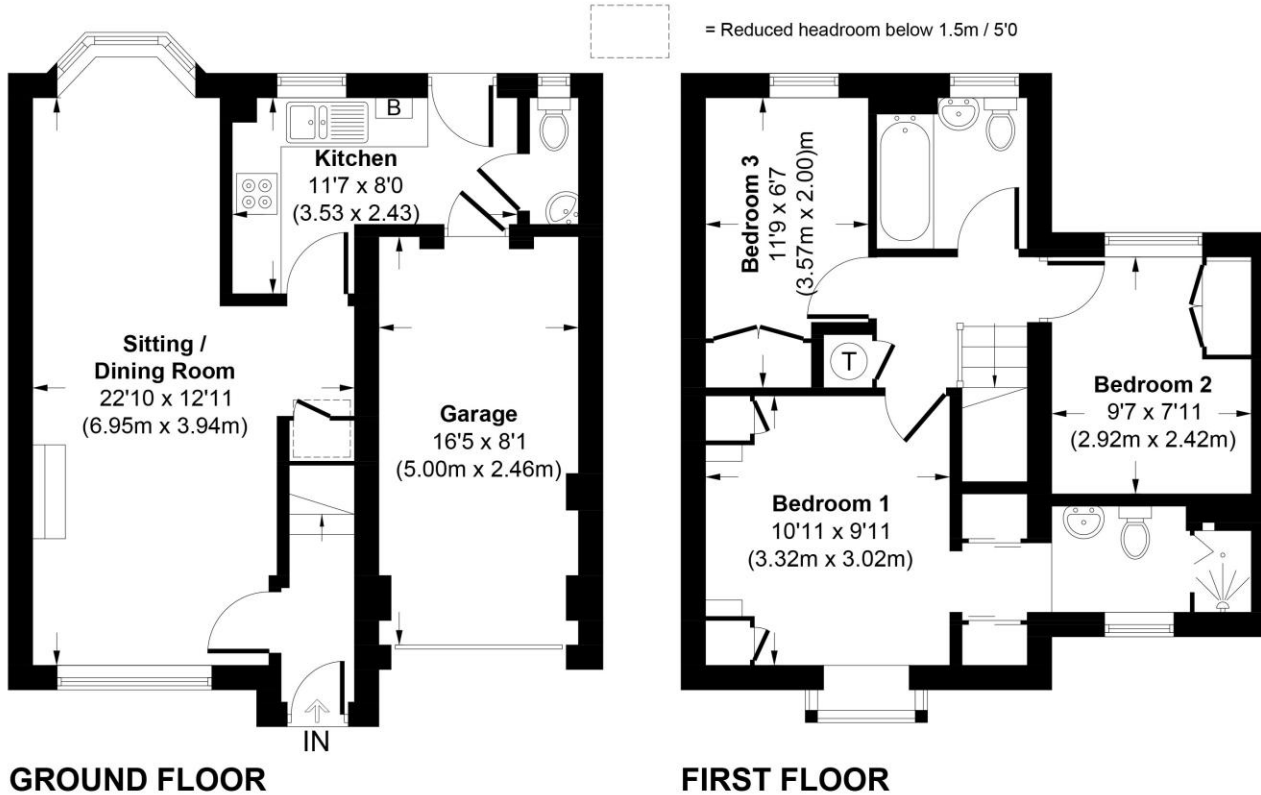
Outside to the front of the property, the driveway provides of road parking in front of the integral garage and there is an area of lawn alongside. Gated access is provided to the rear where the garden is a nice size, mainly laid to lawn and edged with mature shrubs and plants.





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Approximate Gross Internal Area (Including Garage)
Main House = 931 Sq Ft / 86.5 Sq M



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From Southgate Street, continue onto St Cross Road and take the first exit at the roundabout towards the M3. At the next roundabout take the first exit and turn right at the traffic lights. Follow this road through the village of Twyford, and at the fork continue left onto the B3354 heading towards Fair Oak. At the roundabout take the second exit onto Church Lane, then turn right into St Vigor Way. Follow St Vigor Way round, past several closes on the left including Alder and Whitebeam, and Birch Close can be found on the left.

Location

The village of Colden Common is situated to the South of Winchester and has a community centre, playground, public houses, local shops and a primary school. It benefits from excellent access to the M3 motorway and Southampton airport. Birch Close is within the catchment for Colden Common Primary School and Kings' Secondary School. Winchester is around 5 miles away and has a wider range of amenities, with its High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral.

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach March 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off-street parking on driveway.

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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