



1 Kiln Green, Colden Common, Winchester, SO21 1UE
Asking Price £365,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Enjoying an attractive setting within the sought-after village of Colden Common, this detached two-bedroom bungalow offers generous living accommodation, established gardens and a wonderful opportunity to create a home to suit your own tastes. Offered with no onward chain, the property would benefit from modernisation, with its spacious rooms providing an excellent starting point.

Approached through a lawned front garden, the entrance porch opens into a particularly spacious sitting room. Windows to the front and side bring plenty of natural light into the room, while a brick fireplace with a gas fire provides a central focal point. There is ample space for comfortable seating, making this an inviting room for relaxing or spending time with family and friends.

To the rear, the separate dining room enjoys windows on three sides and a lovely outlook over the garden, with a door opening directly outside. This versatile space would work equally well as a second sitting room or somewhere to enjoy a morning coffee overlooking the greenery.





The kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for appliances. A rear-facing window overlooks the garden, while a side door leads into a useful lean-to.

An inner hallway serves the two double bedrooms, both of which benefit from built-in wardrobes. The principal bedroom overlooks the rear garden, while the second bedroom is positioned at the front. A shower room completes the accommodation.

Outside, the rear garden is a particular attraction, with a generous lawn, established borders and space to sit out or enjoy gardening. There is also a useful shed, side access and access to the garage which benefits from power and an up-and-over door.

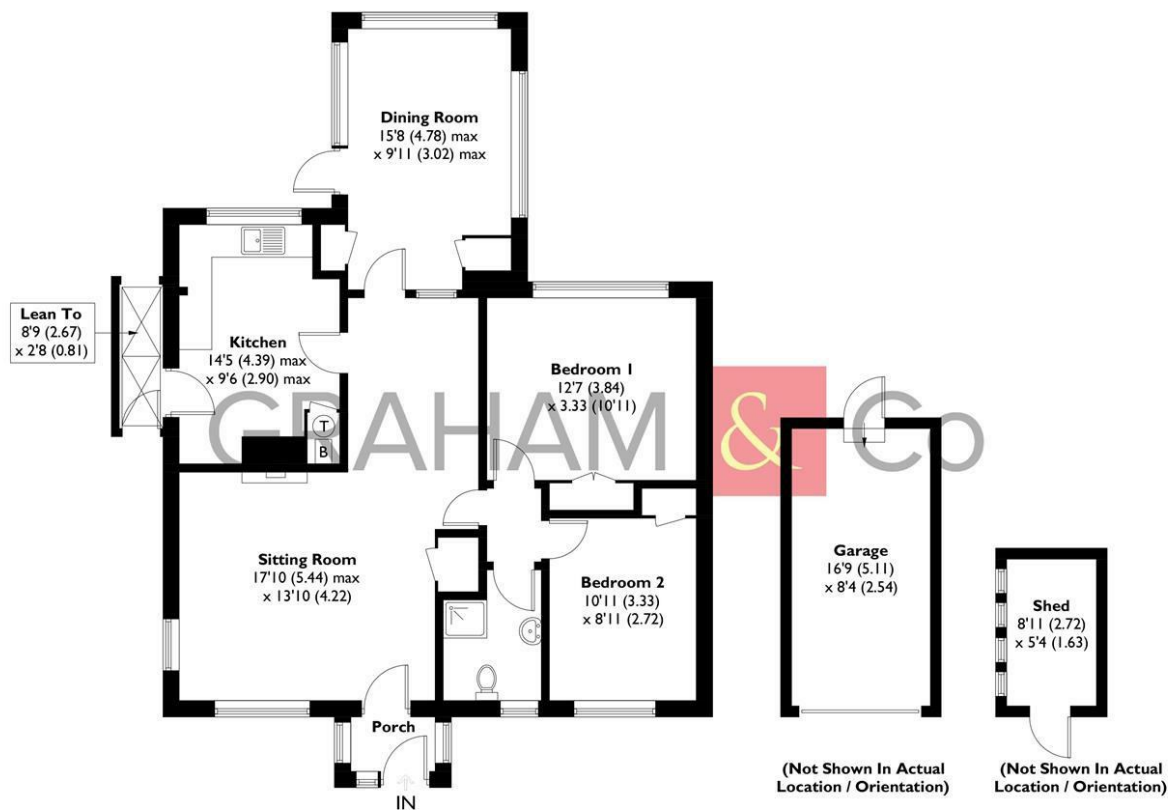
With its village setting, generous accommodation and scope for improvement, this is an appealing opportunity for those seeking a bungalow they can make their own.





APPROXIMATE GROSS INTERNAL AREA = 1017 SQ FT / 94.5 SQ M
(INCLUDING LEAN TO)
GARAGE / SHED = 188 SQ FT / 17.5 SQ M
TOTAL = 1205 SQ FT / 112.0 SQ M

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GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1339732)

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Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(29-42) F		
(15-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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