

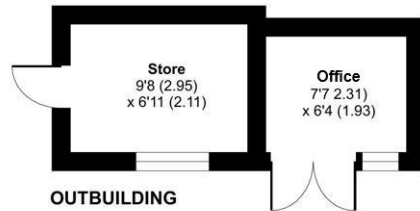
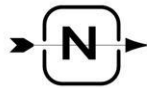


Moors Close, Colden Common, Winchester, Hampshire, SO21 1SJ



ACCOMMODATION

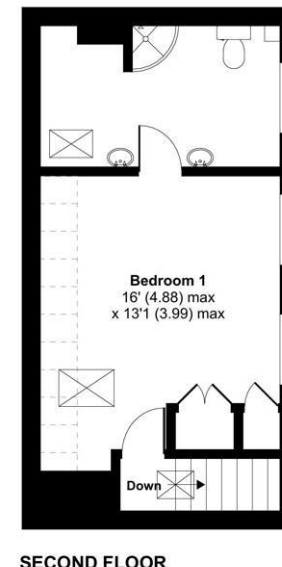
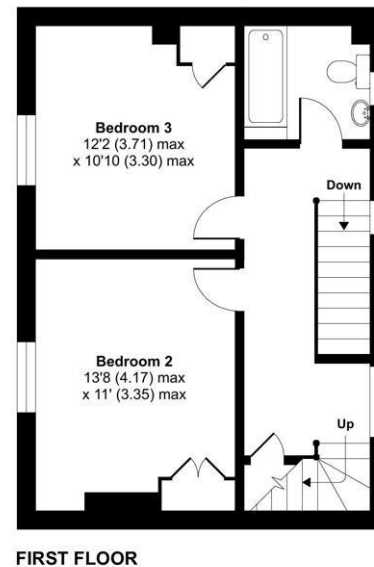
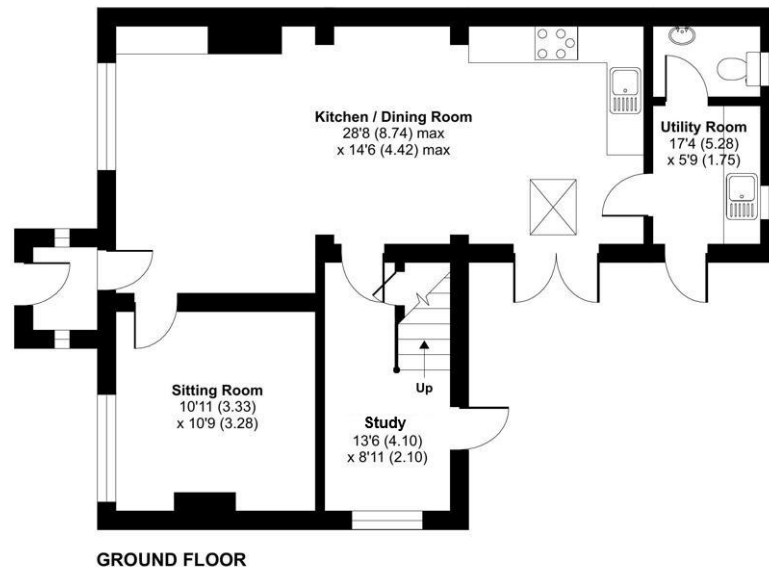
An attractive and charming double-fronted period home, offering deceptively spacious and beautifully presented accommodation arranged over three floors. The property is full of character and period features, including stripped wooden floors, exposed brickwork and wood-burning stoves, which combine to create a warm and inviting atmosphere throughout. The ground floor boasts a wonderful open-plan layout, ideal for both everyday living and entertaining. The kitchen and dining area flow seamlessly through to an attractive sitting room, creating a sociable and versatile living space. A useful utility area is accessed from the kitchen and leads through to a convenient guest cloakroom. The property also benefits from a dedicated study, providing an ideal space for home working. Stairs rise from the study to the first floor, where there are two generously proportioned double bedrooms, both benefiting from fitted wardrobes, together with a stylish contemporary family bathroom. The second floor is dedicated to the impressive principal bedroom, which benefits from fitted wardrobes and a spacious en-suite shower room, providing a private and comfortable retreat. Outside, the property enjoys an attractive, enclosed rear garden, predominantly laid to lawn with a patio area, ideal for outdoor dining and entertaining. A particularly appealing feature is the versatile outbuilding, part of which is currently utilised as a home office, complete with electricity and a cabled internet connection, providing an excellent workspace separate from the main house. An additional storage area offers useful practical space. Combining character, charm and surprisingly generous accommodation, together with excellent home-working facilities, this delightful property offers flexible living space arranged over three floors and must be viewed to be fully appreciated.



Approximate Area = 1485 sq ft / 137.9 sq m
Limited Use Area(s) = 32 sq ft / 3 sq m
Outbuilding= 122 sq ft / 11.3 sq m
Total = 1639 sq ft / 152.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan the QR code to find out
more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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SITUATION

Set within the thriving village of Colden Common, situated just five miles to the south of Winchester city. Colden Common has a village hall, Methodist Chapel, several shops, post Colden Common is a highly regarded and popular village situated approximately five miles south of the historic cathedral city of Winchester. Surrounded by attractive Hampshire countryside, the village offers an appealing blend of rural charm, a welcoming community atmosphere and excellent accessibility to nearby towns and cities. The village benefits from a good range of everyday amenities, including a local shop, post office, traditional public houses, a primary school, community centre and recreational facilities. There are also numerous countryside walks, footpaths and bridleways nearby, making it an ideal setting for those who enjoy outdoor pursuits. The cathedral city of Winchester offers an extensive selection of independent shops, restaurants, cafés, cultural attractions and highly regarded educational facilities. Colden Common is particularly well positioned for commuters, with convenient access to the M3 and M27 motorway networks, providing routes to Southampton, London and the wider south coast. Nearby Shawford railway station offers mainline services to London Waterloo, while Southampton Airport is also within easy reach. Combining the tranquillity of village life with excellent local amenities and transport connections, Colden Common remains a desirable location for a wide range of buyers.



SPECIFICATION

- Attractive double-fronted character home
- Deceptively spacious accommodation over three floors
- Three generous double bedrooms with fitted wardrobes
- Open-plan kitchen, dining and sitting room
- Contemporary family bathroom and principal en-suite
- Enclosed rear garden with patio and useful outbuilding

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £500,000

TENURE

Freehold