



sparks ellison

5 Dimon Cottages Church Lane, Winchester, SO21 1SY

£325,000

Situated within the sought-after village of Colden Common, this well presented terraced home on Church Lane offers a superb balance of comfort and practicality, ideally suited to first-time buyers, downsizers or investors alike. The accommodation is arranged to provide a spacious and welcoming sitting/dining room, creating an ideal environment for both everyday living and entertaining. The layout has been thoughtfully designed to maximise natural light and usable space, contributing to a bright and homely atmosphere throughout. The property benefits from two well proportioned bedrooms, complemented by two modern bath/shower rooms, a particularly attractive feature that enhances both convenience and flexibility for occupants and guests alike. Externally, the property boasts parking for two vehicles, adding to the overall appeal and ease of day-to-day living. Colden Common continues to prove popular due to its strong sense of community, pleasant surroundings and accessibility to a range of local amenities, as well as excellent transport links to nearby centres.

ACCOMMODATION

Ground Floor:

Entrance Hall:

Wooden flooring, built in storage cupboard with courtesy lighting.

Cloakroom:

6'8" x 2'10" (2.03m x 0.86m) Comprising wash basin, WC, tiled flooring.

Sitting Room::

14'8" x 13'10" (4.47m x 4.22m) Fireplace surround and hearth with inset gas fire which is currently not in use and gas is capped off. Door leading to rear garden, stairs to first floor.

Kitchen:

12'5" x 6'8" (3.78m x 2.03m) Built in electric oven, built in gas hob, fitted extractor hood, integrated dishwasher, integrated fridge/freezer, integrated washer/dryer, cupboard housing boiler.

First Floor:

Landing:

Access to loft space, built in storage cupboard.

Bedroom 1:

11'9" x 10' (3.58m x 3.05m) Built in double wardrobe with courtesy lighting..

En-Suite:

6'10" x 4'7" (2.08m x 1.40m) Comprising shower in cubicle, wash basin, WC. Tiled flooring.

Bedroom 2:

11'7" x 8'1" (3.53m x 2.46m) Range of built in wardrobes, with courtesy lighting..

Family Bathroom:

6'10" x 5'6" (2.08m x 1.68m) Comprising bath with shower over and glass shower screen, wash basin, WC, tiled flooring.

OUTSIDE:

Front:

Area laid to lawn, path leading to front door..

Rear Garden:

Measures approximately 40' x 14' Area laid to lawn, paved patio area, gate providing rear pedestrian access, garden shed.

Parking:

There are two allocated parking spaces. One is situated in front of property and is the last space on the right as you look at the house (no white lines) whilst the other is situated to the right hand side of the terrace as you look at the front and is the first space in the side road.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

2007

Sellers Position:

No forward chain

Heating:

Gas central heating

Approximate Area:

Windows:

Wooden double glazing

Infant/Junior School:

Colden Common Primary School

Secondary School:

Kings Secondary School

Local Council:

Winchester City Council

Council Tax:

Band C

Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 386 sq ft / 35.8 sq m
 First Floor = 386 sq ft / 35.8 sq m
 Total = 772 sq ft / 71.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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