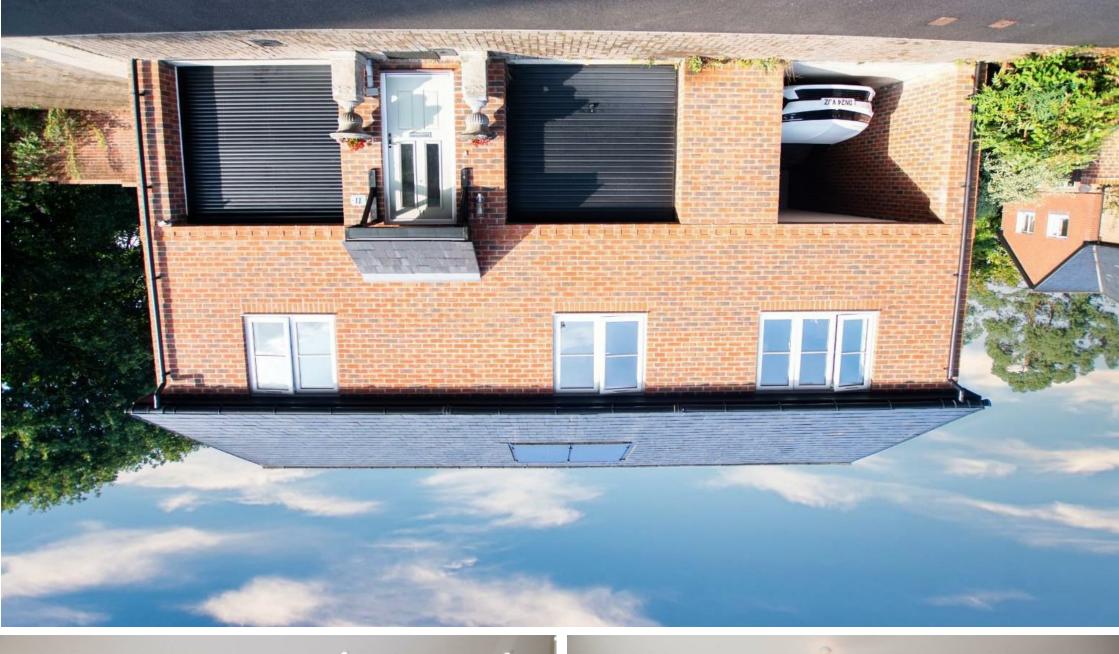


## Sandyfields Lane - £315,000









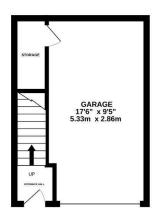


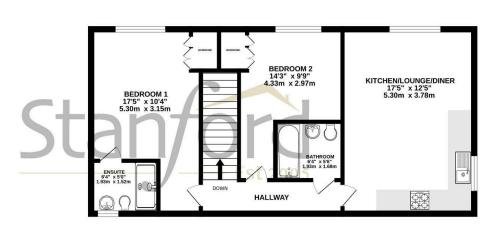
## 11 Sandyfields Lane, Colden Common, Winchester, SO21 1FW

## Asking Price £315,000

Stanford Estate Agents are delighted to offer, with no forward chain, this modern and stylish two double bedroom detached coach house in the rural village of Colden Common, Winchester. This rare to market property is offered with a parking space, a garage and its own private garden.

GROUND FLOOR 218 sq.ft. (20.2 sq.m.) approx. 1ST FLOOR 627 sq.ft. (58.3 sq.m.) approx.





TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, sooms and any other items are approximate and no responsibility is taken for any error ordisors or mis-statieners. This plan is to finisherable purposes only and should be used as such by any prospective purchaser. The span is to finisherable purpose or the proper should be set of the proper should be set of the span and the







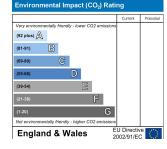








England & Wales



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Email: eastleigh@stanfordestateagents.co.uk Address: 23High Street, Eastleigh, SO50 5LF



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on

