



**Rowe  
& Co.**

**8 Badgers Bolt, Colden Common**

Winchester

**£390,000**



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& Co.**



## 8 Badgers Bolt

Colden Common, Winchester

This wonderful three-bedroom, semi-detached home is well presented throughout and is located in the popular area of Colden Common. Built in 2019 and benefitting from 5 years remaining NHBC (new homes warranty). Within catchment for Colden Common Primary School and Kings School, Winchester, with Twyford Primary School also just a short drive. The property has been finished to a high standard throughout. Accommodation briefly comprises a light and airy living room, kitchen/dining room, three good size bedrooms, with ensuite to master, a modern family bathroom and cloakroom. LOCATION The beautiful village of Colden Common sits south of the City of Winchester and is just a short distance from the M3 and nearby villages of Twyford and Otterbourne. There are a range of amenities in the village including local shops, public houses and peaceful walks. The Cathedral City of Winchester is a short drive away with several pubs, bars/restaurants and boutique shops. Shawford Railway station and Southampton Airport are only a few miles away with good commuter links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Master With En-Suite
- Tandem Driveway
- Modern Kitchen / Dining Room
- Catchment To Popular Local Schools



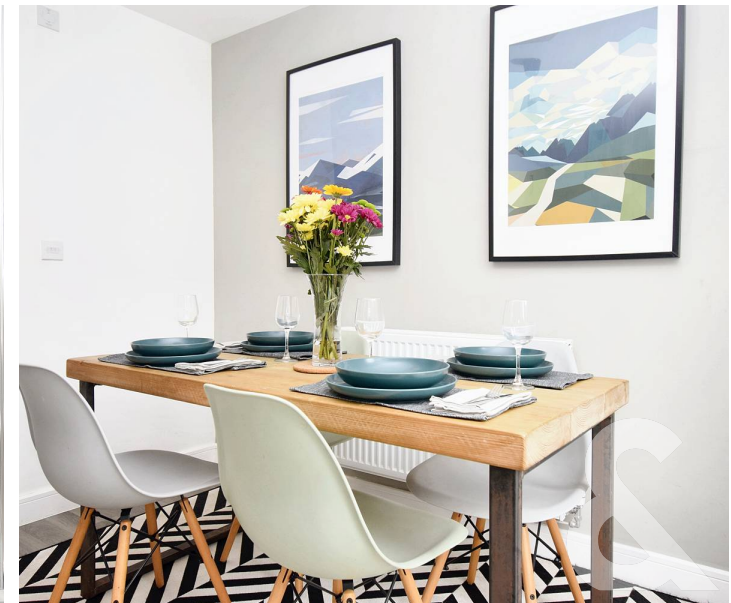
# 8 Badgers Bolt

Colden Common, Winchester

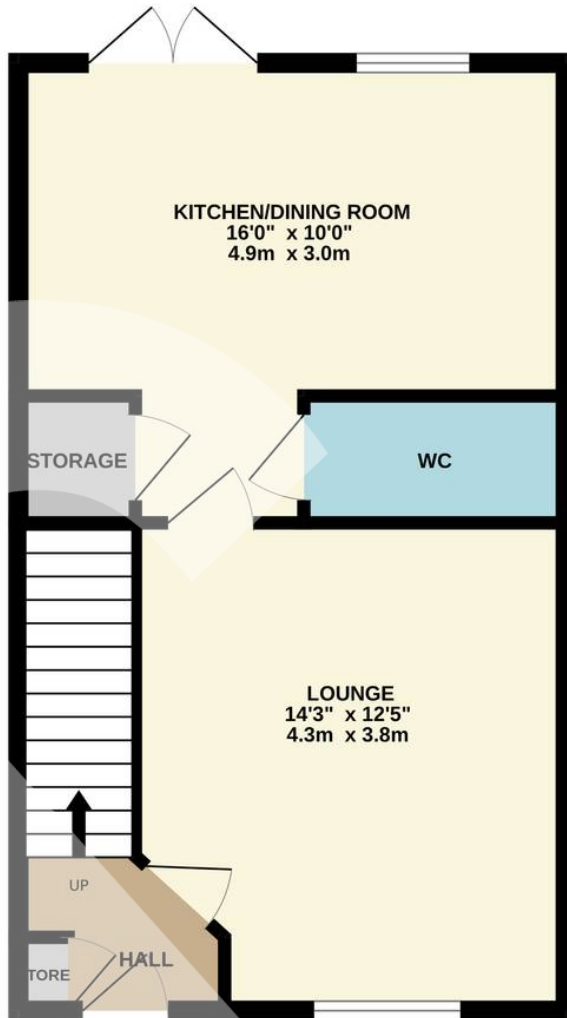
You enter the property into a welcoming entrance hall which is laid to oak effect flooring with a storage cupboard, ideal for cloaks and shoes, stairs to the first floor and a door leading through to the lounge. A light and airy space with a large window to the front, space for freestanding furniture and laid to oak effect flooring. A door to the rear leads to an inner hallway with doors to either side, providing access to both understairs storage and the ground floor cloakroom, fitted with a wash hand basin and WC with oak effect laminate flooring. From the hallway an opening then leads to the modern kitchen/dining room with French doors opening onto the garden and a window also overlooking the garden this room is a wonderful bright space, laid to oak effect laminate flooring. The kitchen itself is fitted with a modern range of high gloss wall and base units with complementary worktops and underlighting. There are a range of integrated appliances including a double oven, gas hob with extractor over, fridge freezer, dishwasher and washing machine. The room also offers space for a dining table and chairs. The first-floor landing is laid to carpet and offers access to the loft space, with doors to all accommodation. The master bedroom is a spacious room, laid to carpet with a window to the front aspect with space for freestanding furniture. A door to one corner leads through to an ensuite shower room, fitted with a walk-in shower, wash hand basin and WC, with an obscured window to the front aspect, tiled flooring and fully tiled walls. There are a further two bedrooms, both overlooking the rear garden with carpet flooring. The well-appointed family bathroom has been fitted with a modern suite comprising a panel enclosed bath with shower over and glass shower screen, wash basin and WC, with spotlights, tiled flooring and wall tiling to key areas.

## OUTSIDE

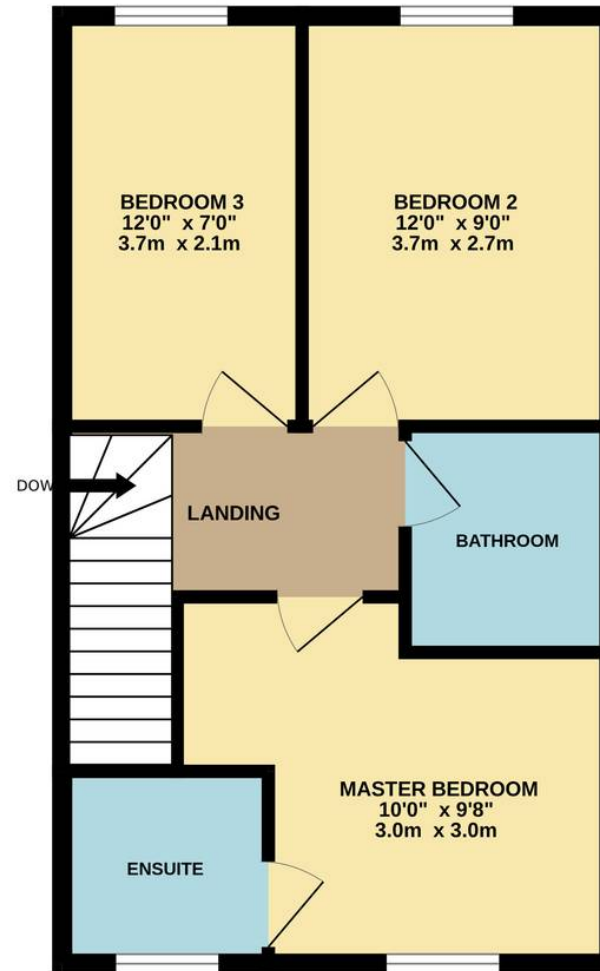
To the front of the property there is a large, tandem driveway providing off road parking for two vehicles, with gated pedestrian access to the rear garden. The garden has a small paved area, leaving the rest mainly laid to lawn. The property also benefits from fully owned solar panels.



GROUND FLOOR



1ST FLOOR



**REQUEST  
VIEWING**

(GOTTA BE QUICK!)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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