



52 Badgers Bolt, Colden Common - SO21 1GB
£385,000

WHITE & GUARD

52 Badgers Bolt

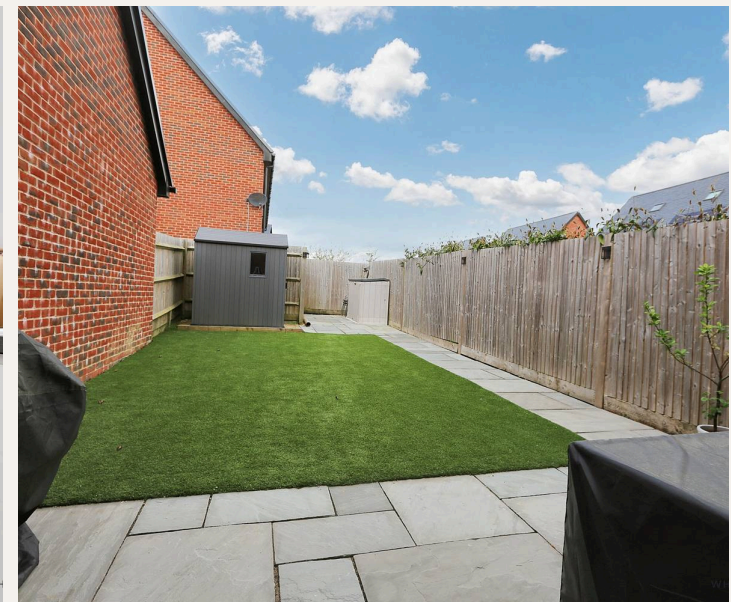
Colden Common, Winchester

This lovely, three-bedroom, semi-detached family home is immaculately presented and occupies an enviable position, located in the popular area of Colden Common. 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 with tasteful décor throughout. Accommodation briefly comprises a light and airy sitting room, kitchen/dining room, three good size bedrooms, with ensuite to master, a modern family bathroom and cloakroom. To fully appreciate both the property's location and the accommodation on offer an early internal viewing is highly recommended.

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.

- WINCHESTER COUNCIL BAND D
- EPC RATING B
- FREEHOLD
- THREE BEDROOM SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN DINING ROOM
- ENSUITE TO MASTER BEDROOM
- SOLAR PANELS
- OFF ROAD PARKING FOR TWO VEHICLES

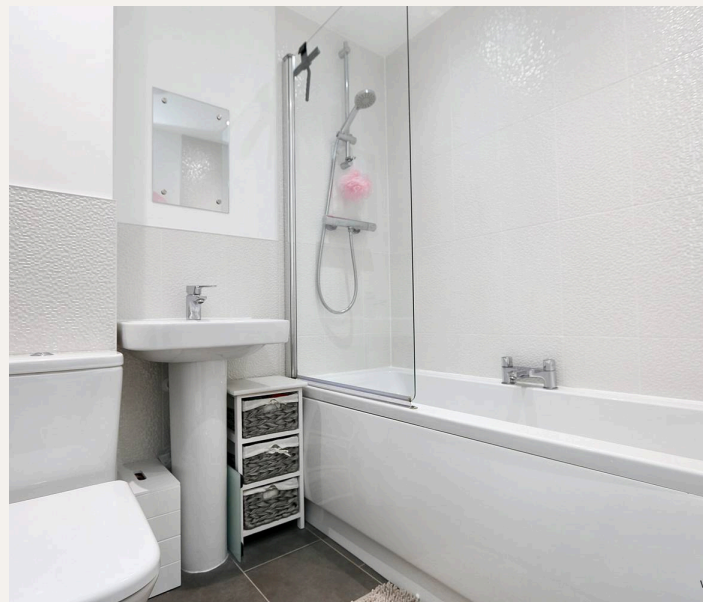




INSIDE

The property is approached via a short, paved pathway leading to a covered entrance porch and front door which opens into a welcoming entrance hall which is laid to grey oak effect laminate flooring with a storage cupboard, ideal for cloaks and shoes, a set of stairs to the first floor and a door leading through to the spacious living room. A light and airy space with a large double glazed window to the front, space for freestanding furniture, TV and various power points and laid to grey oak effect laminate 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 pedestal wash hand basin and low level WC with grey oak effect laminate flooring and half wall tiling. From the hallway an opening then leads to the modern kitchen/dining room. Situated to the rear of the property with French doors opening onto the garden and a window also overlooking the garden the modern kitchen/dining room is a wonderful bright space, laid to grey oak effect laminate flooring with spotlighting. The kitchen itself is fitted with a modern range of white wall and base units with complementary laminate worktops and modern 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 large dining table and chairs.

The first floor landing is laid to carpet and offers access to the loft space which is part boarded, with doors to all accommodation. The master bedroom is a lovely spacious room, laid to carpet with panelling to one wall and 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, pedestal wash hand basin and low level 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 and offering space for freestanding furniture with carpet flooring. The well-appointed family bathroom has been fitted with a modern white suite comprising a panel enclosed bath with shower over and glass shower screen, pedestal wash basin and low level WC, with spotlights, tiled flooring and wall tiling to key areas.



OUTSIDE

To the front of the property there is off road parking for two vehicles opposite, with gated pedestrian access to the rear garden. The garden has been landscaped to provide a paved seating/entertainment area, a further seating area laid to decorative stone, leaving the rest mainly laid to artificial lawn. The property also benefits from fully owned solar panels.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Yearly maintenance fee - £320.16 total yearly charge for 2025 (variable but similar each year) - payable to Warwick Estates

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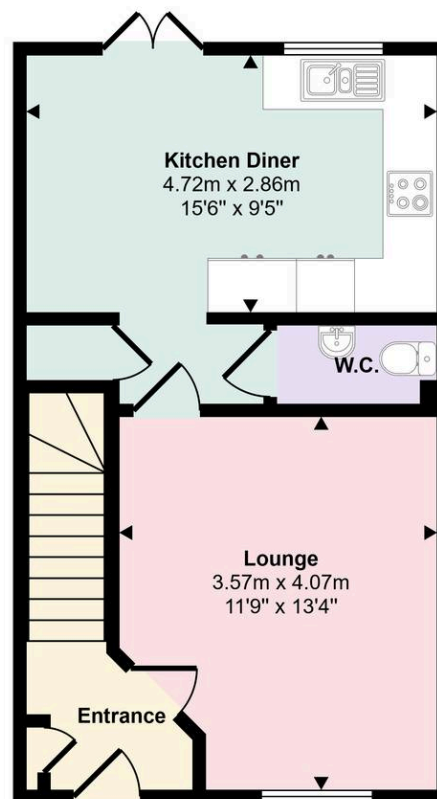
Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

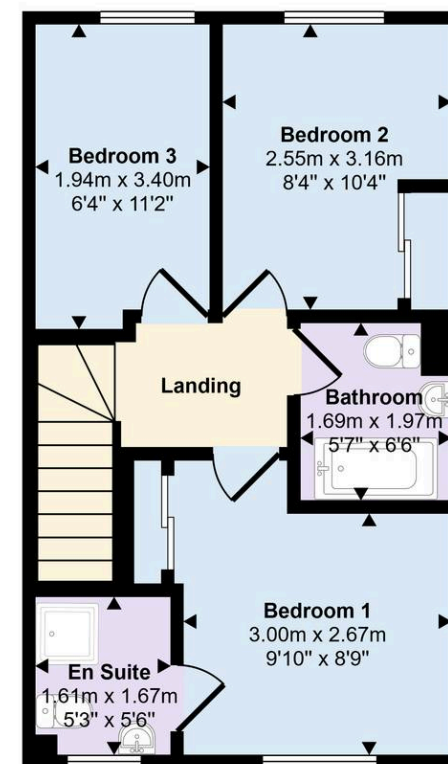
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Approx Gross Internal Area
76 sq m / 817 sq ft



Ground Floor
Approx 38 sq m / 409 sq ft



First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.