



**Connells**

Glen Mobile Home Park  
Colden Common Winchester



# Glen Mobile Home Park Colden Common Winchester SO21 1TE

for sale guide price  
**£120,000**



## Property Description

Set in the sought-after Glen Mobile Home Park, Colden Common, this one-bedroom park home offers the perfect blend of peace, potential, and picturesque views.

The property features a generous open-plan kitchen and living space, with French doors opening onto a private balcony that enjoys stunning outlooks across open fields.

The lounge is centred around a welcoming fireplace while the double bedroom provides ample space complemented by a practical generous sized shower room.

Outside, the home benefits from a driveway with parking for two vehicles, a paved generous sized garden area and a practical brick-built shed.

Offering an exciting chance to modernise to your own taste, this perfectly positioned home presents an excellent opportunity to create a stylish and individual retreat in a friendly and tranquil setting - all while being just a short distance from local amenities.

## Lounge

19' 2" Including kitchen x 11' 6" ( 5.84m Including kitchen x 3.51m )

Double glazed window to side aspect, Radiator, Electric fireplace, TV point, French doors to balcony area.

## Kitchen

Double glazed windows to both side aspect. Fitted kitchen with wall and base units. Space for gas cooker. Space for washing machine. Radiator. Boiler in cupboard.



## Bedroom

13' 6" x 11' 4" ( 4.11m x 3.45m )  
Double glazed window to front aspect.  
Radiator. Fuse box.

## Shower Room

Double glazed window to side aspect. Walk in shower. Vanity sink. Toilet. Radiator. Extractor fan.

## Outside

Driveway for two cars. Gas bottles. Wrap around garden, Brick shed used as utility with electrics. Paved garden. Balcony has stunning views over fields.

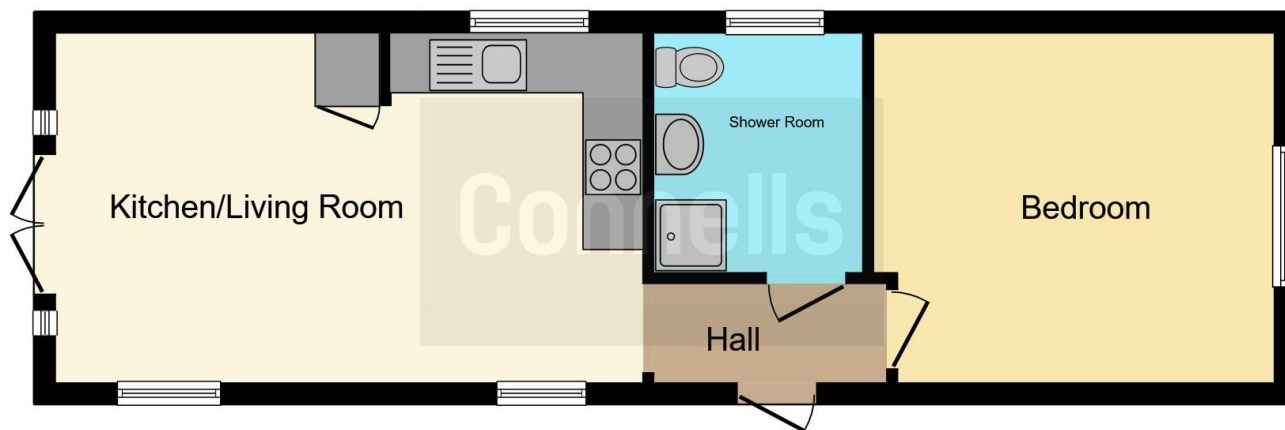
## Agent Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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19 Market Street  
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EPC Rating: Council Tax  
 Exempt Band: A

**view this property online [connells.co.uk/Property/EGH309275](http://connells.co.uk/Property/EGH309275)**

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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