



**Connells**

Badgers Bolt  
Colden Common Winchester



# Badgers Bolt Colden Common Winchester SO21 1GB

for sale offers in excess of  
**£400,000**



## Property Description

A beautifully presented and generously proportioned three-bedroom semi-detached home, set over three floors, located in a desirable modern development in Colden Common.

With off-road parking positioned to the rear and attractive green views to the front, this home offers an ideal blend of comfort, convenience and modern living.

Upon entering, the spacious hallway provides a welcoming first impression and leads to a useful downstairs cloakroom. To the front sits a contemporary fitted kitchen complete with integral appliances, while to the rear a light and airy lounge/dining room features French doors opening directly onto the garden, creating the perfect social and family space.

The first floor offers a large double bedroom, a further single bedroom ideal for a nursery or home office, and a stylish family bathroom.

Located on the top floor for added privacy, the impressive master suite boasts built-in wardrobes and an en-suite shower room.

Outside, the enclosed rear garden is well maintained, offering a patio seating area, lawn and rear access to the parking.

Situated in a sought-after area of Colden Common, this modern family home benefits from excellent travel links, woodland walks nearby, and falls within catchment for Kings' School and Colden Common Primary.

A wonderful opportunity to purchase a spacious and contemporary family home in a highly desirable location - early viewing is strongly recommended

## Entrance Hall

Double glazed window side aspect.  
Storage cupboard.

## Cloakroom

Toilet. Wash hand basin. Extractor fan.  
Radiator.

## Lounge

12' 5" x 13' 9" ( 3.78m x 4.19m )  
French doors to rear aspect. Double  
glazed window to side aspect.  
Radiator. TV port.

## Kitchen

12' 3" x 8' 3" ( 3.73m x 2.51m )  
Double glazed window to front aspect.  
Modern fitted kitchen with wall and  
base units. Integral oven and hob.  
Extractor fan. Integral dishwasher.  
Boiler. Spotlights.

## Landing

Radiator.

## Bedroom 1

18' 4" x 13' 7" max ( 5.59m x 4.14m max )  
Window to front, rear and side aspect. Built in wardrobes.

## En-Suite

Double glazed window to rear aspect.  
Shower. Toilet. Wash hand basin. Extractor fan. Heated towel rail. Part tiled.

## Bedroom 2

13' 9" x 12' 5" ( 4.19m x 3.78m )  
Double glazed window to side and rear aspect. Fitted wardrobes. Radiator.

## Bedroom 3

9' 4" x 7' 9" ( 2.84m x 2.36m )  
Double glazed window to front aspect. Made to fit blinds. Radiator.

## Bathroom

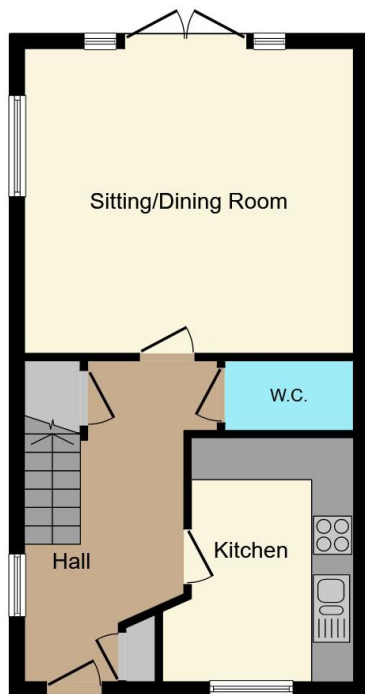
Bath with shower over. Toilet. Wash hand basin. Extractor fan. Heated towel rail. Spotlights.

## Outside

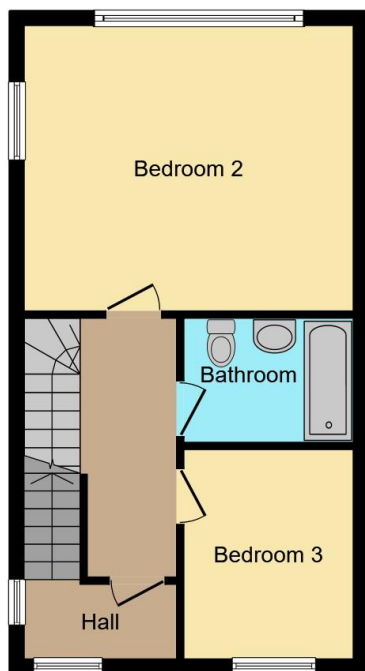
The front of the property overlooks communal greenery.  
Tandem driveway at rear of property.  
Rear garden has patio and lawn area. Flower beds. Path leading to rear gate and access to parking. Outside tap.



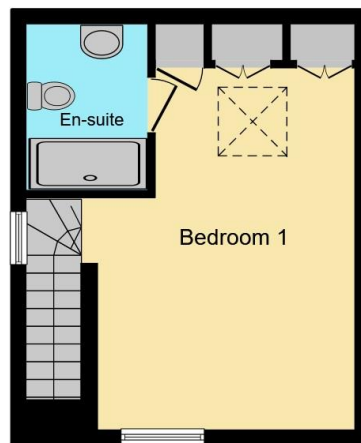




**Ground Floor**



**First Floor**



**Second Floor**

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 02380 618 343**  
**E [eastleigh@connells.co.uk](mailto:eastleigh@connells.co.uk)**

19 Market Street  
 EASTLEIGH SO50 5RH

EPC Rating: B Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/EGH309457](http://connells.co.uk/Property/EGH309457)**

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: EGH309457 - 0006