



Connells

Avondale Park
Colden Common Winchester



Property Description

Nestled within the peaceful setting of Avondale Park, this delightful two-bedroom park home offers a wonderful opportunity to enjoy a relaxed, rural lifestyle while still being within easy reach of local amenities.

The property welcomes you with a bright and spacious lounge, complete with a feature fireplace and direct access to the beautifully maintained wrap-around garden - perfect for enjoying the tranquil surroundings.

The modern kitchen/diner is well-equipped with integral appliances, providing a practical and stylish space for everyday living.

There are two bedrooms, including a generous double with fitted wardrobes, and a further single bedroom that would make an ideal guest room or study.

A separate bathroom completes the accommodation.

Outside, the home benefits from a lovingly kept wrap-around garden with a useful brick-built shed, currently housing space for a washing machine and tumble dryer. Parking is provided via the communal car park.

This home is offered in excellent condition throughout, with the option to include furniture for a truly ready-to-move-in experience.

Colden Common itself is a highly regarded location, surrounded by countryside while offering excellent transport links and access to nearby shops, services, and leisure facilities - making it a perfect blend of convenience and tranquility.

Lounge

11' 5" x 10' 3" (3.48m x 3.12m)
Double glazed window front and side aspect. Door to garden. Electric fireplace. Furniture included.

Kitchen

11' 5" x 10' 3" (3.48m x 3.12m)
Double glazed window to side aspect x2. Fitted kitchen with wall and base units. Integrated oven and gas hob. Fridge freezer included. Storage cupboard. Radiator x2. New boiler fitted June 2025.

Bedroom 1

8' 4" x 9' 9" (2.54m x 2.97m)

Double glazed window to side aspect. Built in wardrobe and dresser. Radiator. Ottoman King size bed.

Bedroom 2

8' 7" x 4' 3" (2.62m x 1.30m)

Double glazed window to side aspect. Built in wardrobe and dresser. Radiator.

Bathroom

Double glazed window to side aspect. Shower over bath. Toilet. Wash hand basin. Extractor fan.

Outside

Wrap around garden with lawn. Fencing. Shrubs. Garden lights. Communal car park.

Outbuilding

7' 6" x 6' 8" (2.29m x 2.03m)

Brick shed. Electrics. Washing machine and tumble dryer included.

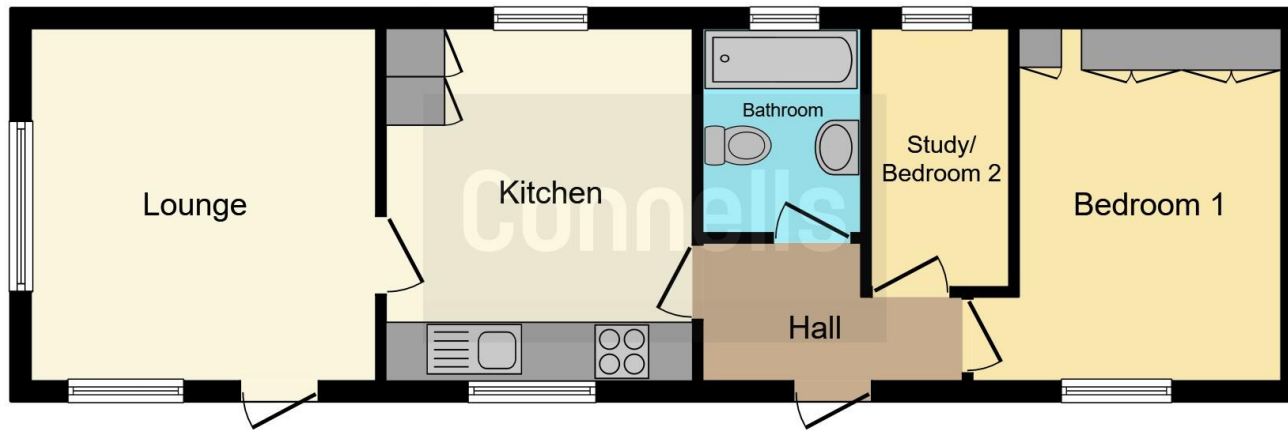
Agent Notes

Current pitch fee £269.08 per month

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)





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

To view this property please contact Connells on

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

view this property online [connells.co.uk/Property/EGH309293](https://www.connells.co.uk/Property/EGH309293)

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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