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Badgers Bolt, Colden Common, Winchester, Hampshire, SO21 1GB











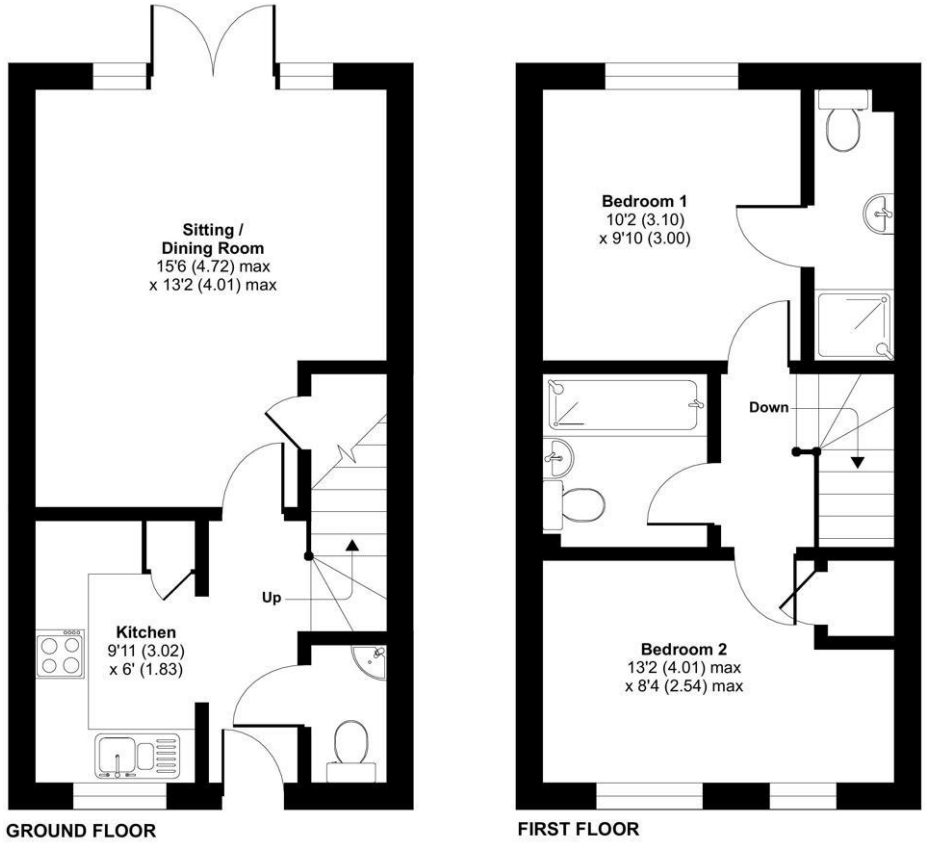
**ACCOMMODATION**

An immaculately presented two-bedroom home, ideally situated within a popular modern development in the sought-after village of Colden Common. Offering spacious and stylish accommodation throughout, the property benefits from two generous double bedrooms, an en-suite to the principal bedroom, a modern family bathroom and a ground-floor cloakroom. The ground floor comprises a welcoming entrance hall with useful understairs storage, a contemporary fitted kitchen with integrated appliances and a spacious sitting/dining room with double doors opening onto the rear garden. Upstairs, both bedrooms are well-proportioned, with the principal bedroom enjoying en-suite facilities and the second bedroom benefiting from built-in storage. Externally, the attractive south-westerly facing rear garden has been designed for low maintenance, featuring a paved patio and artificial lawn, ideal for outdoor dining and relaxation. Two side-by-side driveway parking spaces complete this appealing home. Enjoying a peaceful village setting, this property is perfectly suited to first-time buyers, downsizers and investors seeking modern, low-maintenance living.

Approximate Area = 684 sq ft / 63.5 sq m

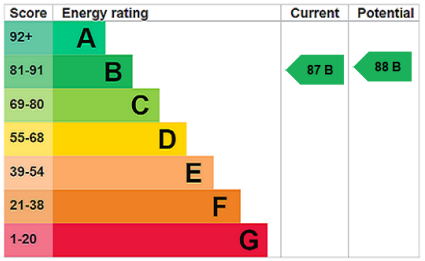
For identification only - Not to scale






Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1539371






Scan the QR code to find out more information about this property.

## SITUATION

Colden Common is a popular and well-established village situated approximately five miles south of the historic cathedral city of Winchester. Surrounded by attractive Hampshire countryside and close to the South Downs National Park, the village offers an appealing balance of rural charm, a strong sense of community and excellent accessibility to nearby towns and cities. The village benefits from a range of everyday amenities, including local shops, public houses, a primary school, recreation grounds and a well-supported community centre offering a variety of activities and events. The surrounding countryside provides delightful opportunities for walking, cycling and outdoor pursuits. For those requiring a wider selection of facilities, Winchester is within easy reach and offers an excellent range of shops, restaurants, cafés, leisure facilities and cultural attractions. The nearby towns of Eastleigh and Southampton provide further shopping and recreational opportunities. Colden Common is also conveniently positioned for commuters, with access to the M3 and M27 motorway networks, whilst nearby Shawford and Eastleigh railway stations provide services towards London Waterloo, Winchester and Southampton. Southampton Airport is also within easy reach. With its attractive village setting, welcoming community and convenient transport connections, Colden Common remains a highly desirable location for those seeking a countryside lifestyle without compromising on accessibility.



## SPECIFICATION

- Immaculately presented two-bedroom home
- Sought-after modern development in Colden Common
- Two generous double bedrooms, principal with en-suite
- Spacious sitting/dining room with garden access
- Attractive south-westerly facing, low-maintenance rear garden
- Two side-by-side driveway parking spaces

## LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

## ASKING PRICE £325,000

## TENURE

Freehold

Annual Estate Management Charge: Ask Agent

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor. Agents Note: Where this property is subject to estate management, service, and/or ground rent charges, an administrative fee may be payable to the management company to transfer these charges into the buyer's name upon completion.

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

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