



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



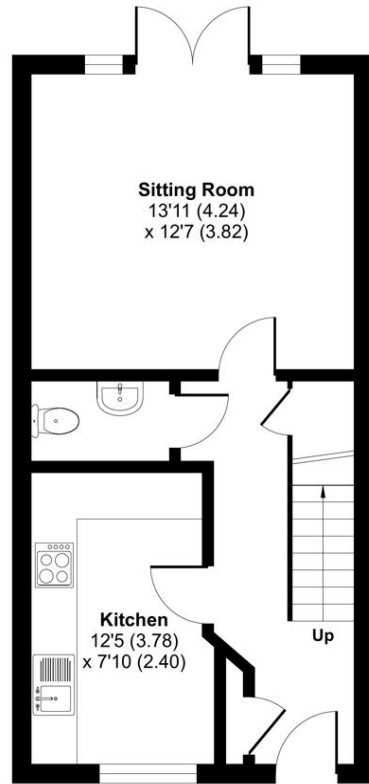


## ACCOMMODATION

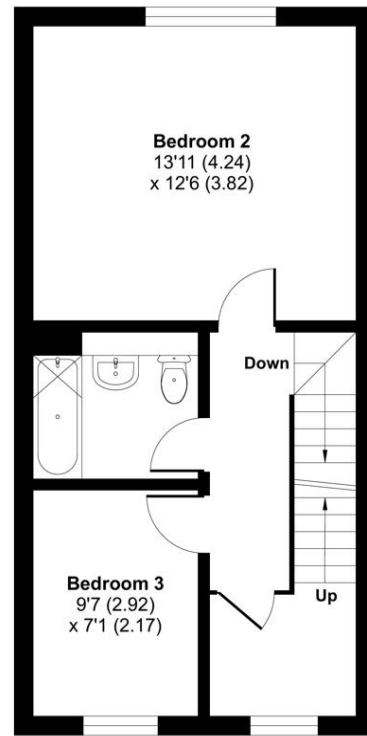
Exceptional three-bedroom townhouse overlooking a beautiful communal green with a light and enviable vaulted principal bedroom dominating the entire top floor with built in wardrobes and luxury en-suite. The Ground floor of the property provides a well-planned and finished kitchen/breakfast room to the front with a comfortable lounge/diner to the rear with French doors to the garden. The first-floor houses one large double bedroom and one single bedroom both served by the family bathroom. The second floor with the principal bedroom, is served by a private staircase and is a huge feature of the Ashton design. There is tandem parking for at least two vehicle and side access to the enclosed garden which is mainly laid to lawn with patio leading off the dining area ideal for alfresco dining.

Approximate Area = 1094 sq ft / 101.6 sq m  
 Limited Use Area(s) = 14 sq ft / 1.3 sq m  
 Total = 1108 sq ft / 102.9 sq m  
 For identification only - Not to scale

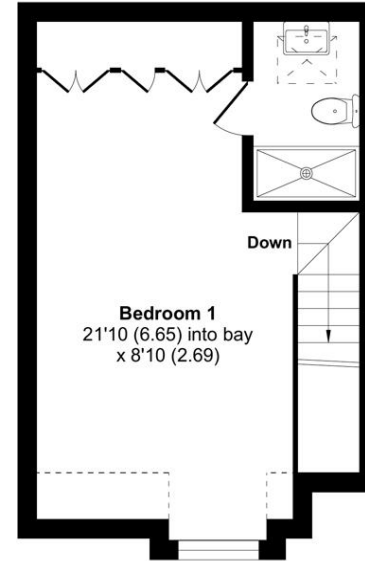
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	88	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1264091



## SITUATION

The property is set within the thriving village of Colden Common, situated just five miles to the south of Winchester city and two miles North of Eastleigh town. Colden Common is a beautiful rural setting for the home, with trees and open greens throughout the vicinity. Communication links are excellent with the property being located 3 miles from junction 11 of the M3 and two miles from Eastleigh railway station, which has a direct rail service to London Waterloo in less than 90 minutes. Nearby Eastleigh is also the home to Southampton International Airport. Winchester, Eastleigh and Fareham can also be reached directly by bus from the home. Colden Common has plenty of amenities, including a doctor's surgery, pharmacy, garage, dental practice, two well-rated pre-schools, a Co-op with a Post Office and a Chinese takeaway. Both Anglican and Methodist churches can be found in the village and Colden Common Community Centre boasts a range of activities throughout the week, including exercise classes, theatre club, singing lessons and the Women's Institute. The village is home to three Public Houses, all boasting excellent food. There are several sports facilities, a children's equipped playground, a newly built pavilion, picnic areas, a skatepark, an outdoor adult gym and tennis courts on the recreation ground. Countryside walks surround the property with the Itchen Way within a mile and Hazel Copse woodlands also close by. Steeped in history, nearby Winchester is England's ancient capital city and the former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st-century art, sculpture and world-class attractions which include the magnificent cathedral.





#### **SPECIFICATION**

- Excellent views
- Driveway parking for two
- Stunning master bedroom
- Popular development
- Village location

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £450,000**

#### **TENURE**

Freehold