



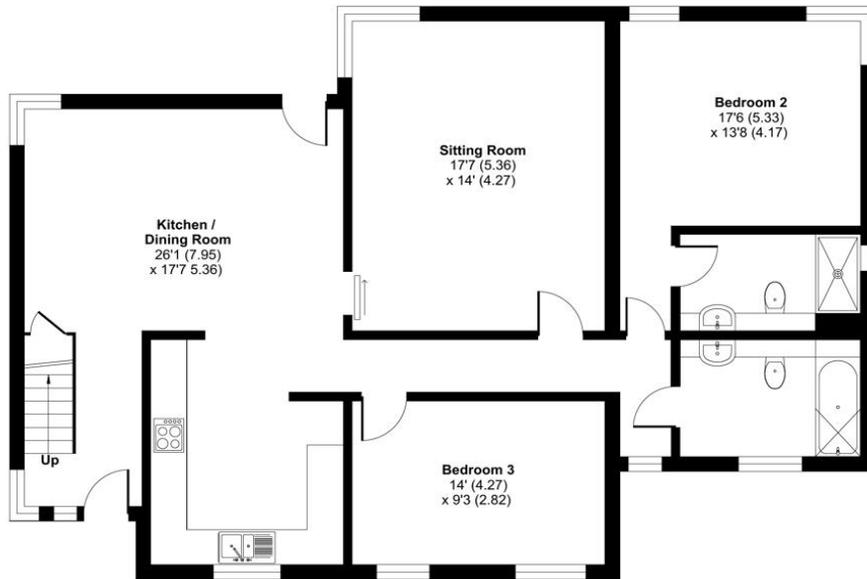
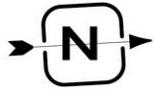


ACCOMMODATION

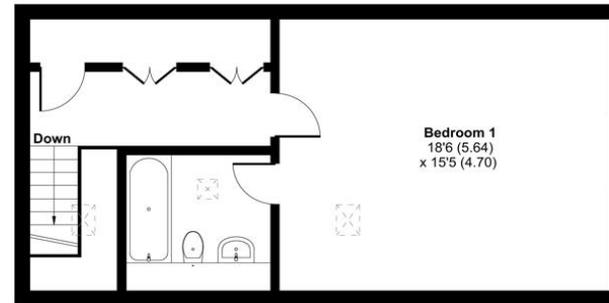
A unique architect-designed detached three-bedroom home, situated in the sought-after village of Kings Worthy just under three miles from the Cathedral City of Winchester. This wonderful property has been constructed with the environment in mind, offering a palette of high-quality natural materials admitting plentiful daylight through floor to ceiling windows and skylights. Upon entering, the ground floor offers a bright space with an open plan kitchen/ living/ dining area, with a sliding partition leading through through to a separate sitting/dining room (which could be used as a fourth bedroom if required). There are two bedrooms, one with an en-suite shower room and a family bathroom to complete the ground floor. The first floor houses the principal bedroom with a vaulted ceiling which is served by an ensuite bathroom, there is also a separate utility area. Externally there is ample off-road parking, and an area laid to lawn, which wraps around two sides of the home. This property also benefits from being offered to the market with no onward chain.

Approximate Area = 1706 sq ft / 158.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 88 | 88 |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1091187



SITUATION

Kings Worthy sits on the edge of the historic Cathedral city of Winchester surrounded by South Downs National Park. Tread the ancient Nun's Walk footpath, part of the old Pilgrims Way, alongside the River Itchen all the way into the city centre, amble to one of two traditional pubs nearby, or to the Good Life farm shop and café. Also, just a short walk away is a Tesco express and post office. Kings Worthy enjoys excellent commuter links with direct access to the M3 motorway network, A34 and A33.



SPECIFICATION

- Modern detached home
- Three/four bedrooms
- Open plan kitchen/living area
- Separate sitting/dining room/ potential further bedroom
- Two ensuite bathrooms
- Family bathroom
- Ample off-road parking
- Private garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Asking Price £650,000

TENURE

Freehold