



Springvale Road, Kings Worthy, Winchester, Hampshire, SO23 7LF

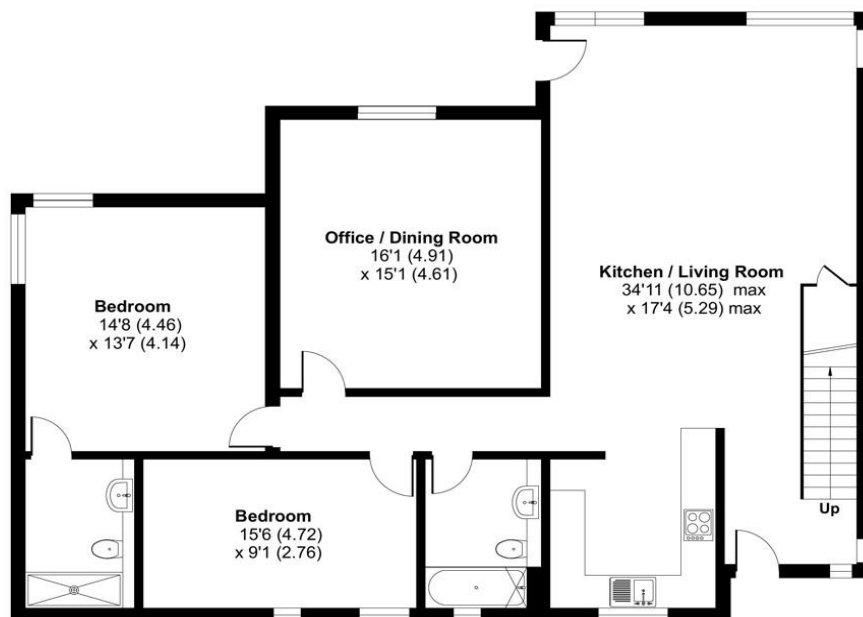


ACCOMMODATION

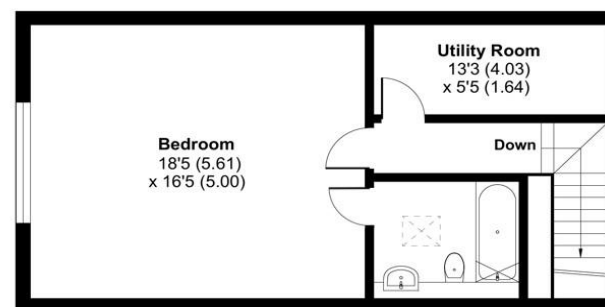
Offering in excess of 1900 sq ft of well-proportioned accommodation, is this unique architect-designed development of just two detached three-bedroom houses situated in the sought-after village of Kings Worthy just under three miles from the cathedral city of Winchester. This home is constructed with the environment in mind offering a palette of high-quality natural materials admitting superb daylight through floor to ceiling windows and skylights. The ground floor offers a bright space with an open-plan kitchen/living room, a separate dining room or further reception room (which could be used as a fourth bedroom if desired), two double bedrooms, a stylish family bathroom and an en-suite to bedroom one. The first floor houses the impressive principal bedroom with a vaulted ceiling which is served by an en-suite bathroom, with a separate utility area for added convenience. To the front there is off street parking for multiple cars and the home is offered to the market with no onward chain.

Approximate Area = 1916 sq ft / 178 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1093216



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	

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

- Contemporary detached house
- Sought-after village location
- Three/four bedrooms
- Open plan kitchen/living area
- Separate sitting room or dining room
- Sliding partition between the kitchen/living room and the office/dining room
- Two en-suite bathrooms
- Family bathroom
- Off street parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: G

ASKING PRICE

£675,000

TENURE

Freehold