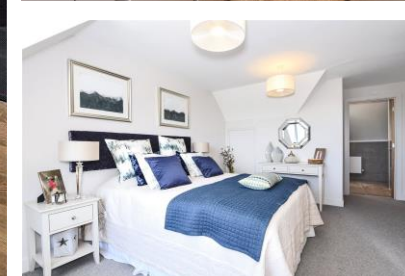




Tovey Place, Kings Worthy, Winchester, Hampshire, SO23 7PP

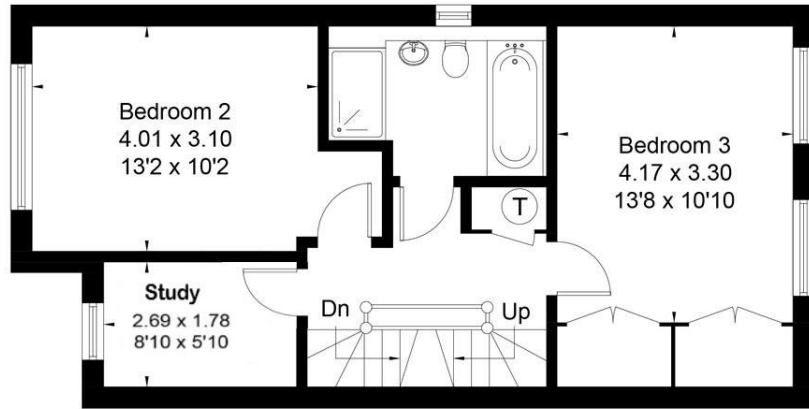


## ACCOMMODATION

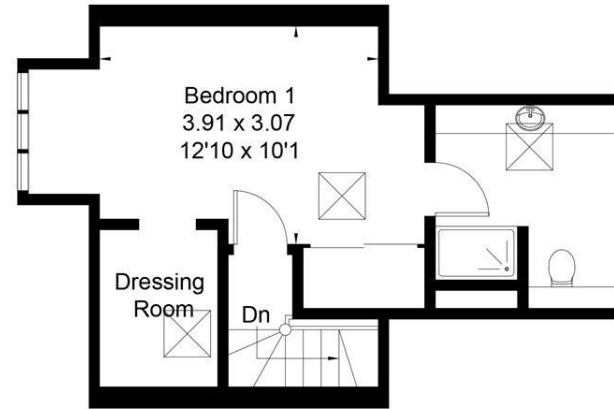
A contemporary style family home, completed in 2018 to a high specification and situated in a quiet cul-de-sac position in the sought-after village of Kings Worthy, only two miles from the Cathedral City of Winchester. This unique home is one of just a handful of properties on this small development and boasts a versatile living space set over three floors. The ground floor comprises an entrance hall, downstairs cloakroom, separate dining room and a striking open plan kitchen and sitting room with bi-fold doors seamlessly linking the inside with the gardens. Ascending to the first floor you will find two generous bedrooms, bedroom three with fitted wardrobes, a family bathroom and a study. On the second floor the principal bedroom suite comprises a dressing room and spacious en-suite shower room. The garden to the rear is enclosed and mainly laid to lawn. Offered to the market with no onward chain there is convenient off-street parking to the front. Please note the images used are from a previous marketing campaign and are for illustrative purposes only.



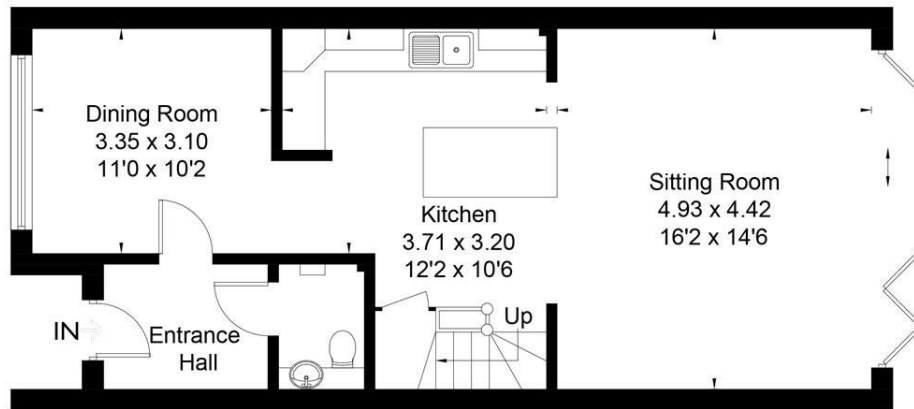
Approximate Floor Area = 138 sq m / 1485 sq ft



First Floor



Second Floor



Ground Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 293564



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B	82	
(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**

- Modern semi-detached house completed in 2018
- Three bedrooms
- Open-plan living space
- Principal bedroom with dressing room and en-suite
- Two allocated parking spaces
- Rear garden
- Quiet position in Kings Worthy
- Close to amenities

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

### **GUIDE PRICE**

Guide Price £650,000

### **TENURE**

Freehold