



Kings Worthy Grove, Basingstoke Road, Kings Worthy, Winchester, Hampshire, SO23 7NQ



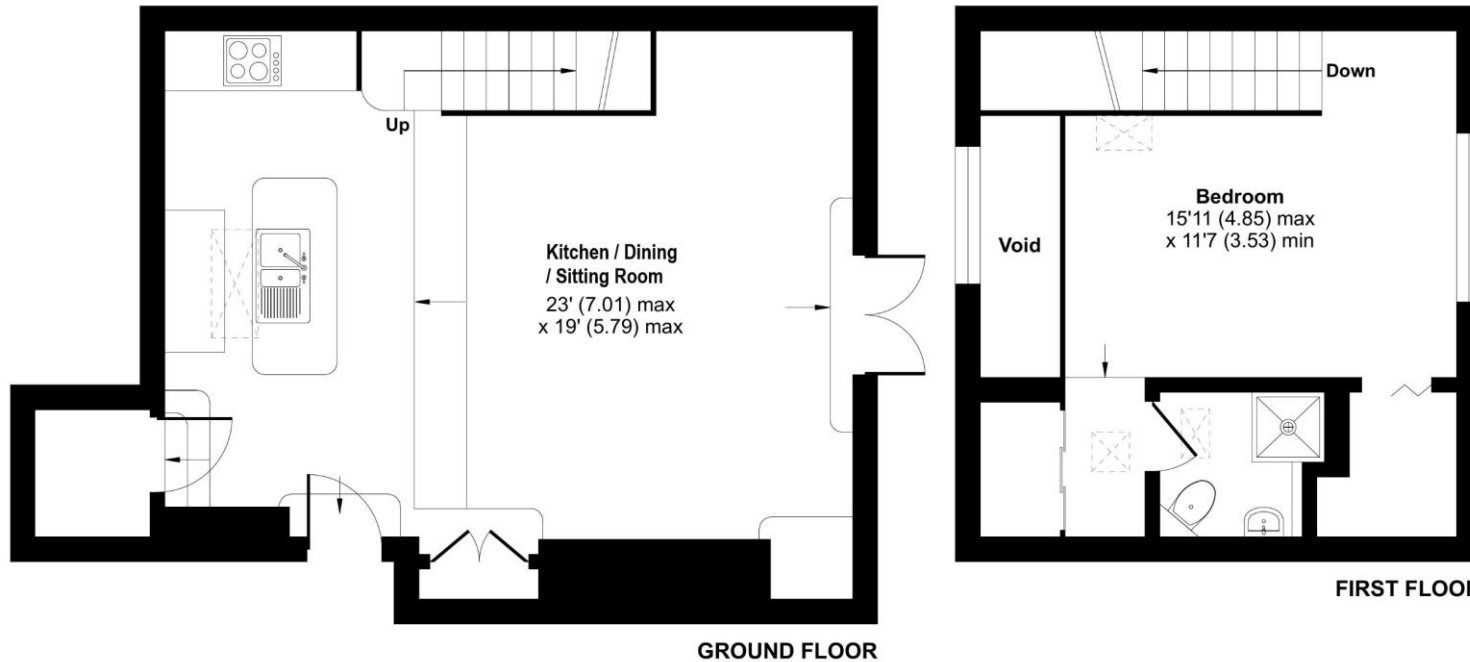
## ACCOMMODATION

A highly individual period Grade II listed cottage two story wing of the historic Kings Worthy Grove mansion which was original built for the Mayor of Winchester in 1820. The property was passionately renovated in 1998 to form six apartments of which 'The Annexe' is for sale. The entrance is from the main part of Kings Worthy Grove through the stunning main hall and behind the 'Baize' door. There is also a wonderful private entrance from the garden. The principal and most impressive feature of the property is the incredible open plan kitchen/dining/sitting room which is fitted with contemporary units and appliances including a steel preparation island. The traditional oak flooring extends throughout the ground floor, down steps into a charming sitting area with large log burner surrounded by slate inglenook fireplace. A storage cupboard is also on the ground floor beyond the kitchen area. Stairs lead up to an impressive vaulted bedroom and shower room and fitted cupboards including plumbing and space for a washing machine. Outside, there is a paved patio area to the rear which extends beyond including a wonderful shaded pergola and a selection of mature trees. There is a large gravel drive providing individual off-road parking for residents in the courtyard which also provides access to the main entrance to the building.

Approximate Area = 680 sq ft / 63.2 sq m (excludes void)

For identification only - Not to scale

Approximate Area of Patio and Pergola = 968 sq ft / 90.0 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(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). © nlshecom 2022. Produced for Charters Estate Agents Limited. REF: 870419



## SITUATION

The house is in the old village of Kings Worthy, a very rural, prestigious and historic area. It is situated within the designated Abbot's Worthy conservation area. It is also an Area of Special Landscape Quality (ASLQ). Recently, it has been included in the South Down's National park boundary. The property is set within its own gated grounds of approximately one acre, north east from the historic city of Winchester. Kings Worthy offers a traditional, inn and church. The area has a river boundary with many beautiful river walks to Easton and beyond. Winchester city has many famous attractions and amenities. Travel links are excellent with the A34, M3 and M27. Local bus and train station services are within easy reach and run to London (1 hour) and parts of the South Coast.



#### **SPECIFICATION**

- Grade II listed cottage style maisonette
- Historic house original built for the Mayor of Winchester
- Contemporary interior
- Open plan kitchen/dining/reception room
- Vaulted bedroom
- Private entrance via the garden
- Off road parking
- Wonderful private garden with large shaded pergola

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £315,000

#### **TENURE**

Leasehold

Unexpired Years: 124 years remaining

Annual Ground Rent: £350.00

Annual Service Charge: £1,560 (which equates to 1/6th of share of costs)

Grade II listed

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

Agents note: The title for the property is to be demised at the point of completion (The Annexe does not currently have its own title)