



The Meadows, Wellhouse Lane, Headbourne Worthy, Winchester, Hampshire, SO23 7JY





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This exceptionally designed home has been created perfectly to maximise the stunning views to the rear and entice in natural light across all areas of the house.



- Exceptional family home with over 2500sqft of accommodation
 - Finished to a remarkable standard throughout
 - Four well-proportioned double bedrooms
- Generous sitting room, study and family room/cinema
- Stunning kitchen/breakfast room with pantry
- Large utility room and guest cloakroom
- Private outside terrace area
- Stunning countryside views
 - Secure gated entry
 - Premium village location
 - Short walk to Cobbs farm shop
 - No chain



ACCOMMODATION

Internally, the property boasts over 2500sqft of accommodation split across three floors, providing luxury and flexible living throughout. The entrance level currently hosts two double bedrooms, both with bespoke floor to ceiling wardrobes with automated lighting, and served by the contemporary family bathroom. The principal bedroom lies to the rear of the home offering stunning views overlooking open fields, further bespoke fitted wardrobes and an immaculately-finished en-suite bathroom featuring a His and Hers sink, a high-end bathtub and separate walk-in shower. A central stairwell runs through the core of the home and is well-lit via a dramatic ceiling window which helps to flood the property with natural light. The middle floor continues to impress, housing a generous sitting room, again providing exceptional views over the meadows, a further guest bedroom, and a sizeable study. A well-appointed bathroom can be accessed from both the guest bedroom and the landing. The lower ground floor provides an amazing entertainment space with a vast kitchen/breakfast room which has been finished to a remarkable standard with Corian work surfaces, a beautiful central island, and fully integrated appliances, further complemented by a useful pantry finished with shelving offering excellent storage facilities. There are two sets of sliding doors leading out to the peaceful terrace which creates the perfect spot for al fresco dining. There is also a family room/cinema and a large utility room towards the front of the property, as well as a conveniently placed cloakroom.



SITUATION

Located in the heart of Headbourne Worthy, the mature, leafy location affords privacy and seclusion, and yet is only located approximately 1.5 miles from the historic cathedral city of Winchester, allowing for around a 30-minute walk to the mainline railway station (with a fast direct link to London Waterloo within the hour). Perfectly situated for the family or commuter looking for the tranquillity of a rural village location, with the convenience of quick access to a wealth of amenities.

Headbourne Worthy and the adjoining village of Kings Worthy benefit from two public houses, a shop, post office/convenience store, farm shop, an excellent primary school and much more.

For the commuter, there is also easy access to both the M3 and A34 linking through to the A303, M27 and Southampton Airport.

For the outdoor enthusiast, the immediate area offers some delightful countryside with walks along the Itchen navigation.

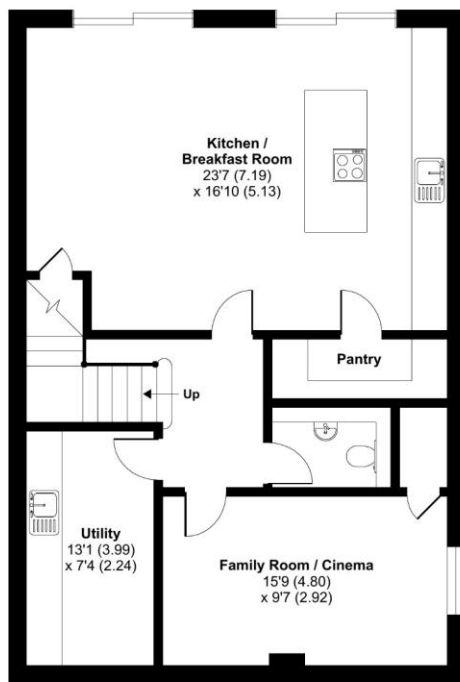


Schooling and general academic establishments are superb, wide and varied. The local schools for both primary and secondary are excellent. There are also some extremely well-regarded private schools including the nearby Princes Mead (at Abbots Worthy), Twyford and Pilgrims preparatory, St Swithuns School and Winchester College. Winchester also has the revered Sixth Form College of Peter Symonds and the University of Winchester.

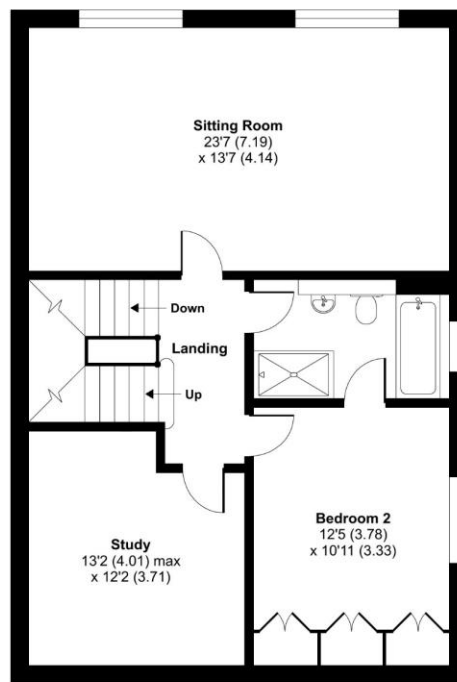


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

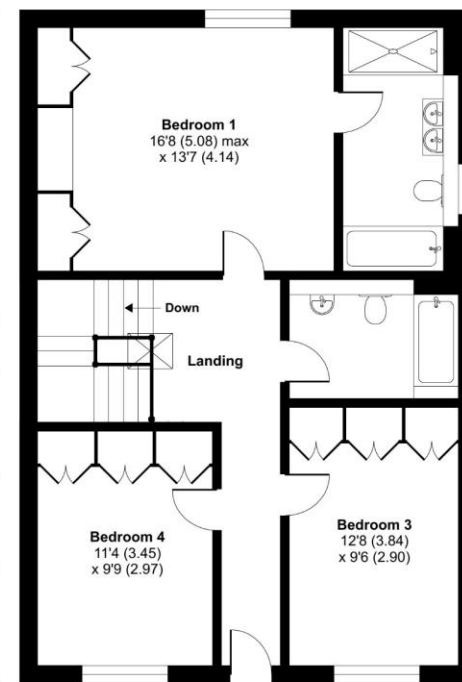
Approximate Area = 2544 sq ft / 236.3 sq m
For identification only - Not to scale



LOWER GROUND FLOOR



MIDDLE FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Charters Estate Agents Limited. REF: 908792





LOCAL AUTHORITY

Winchester City Council
Council Tax Band: TBC

ASKING PRICE

Offers in Excess of £900,000

TENURE

Freehold