



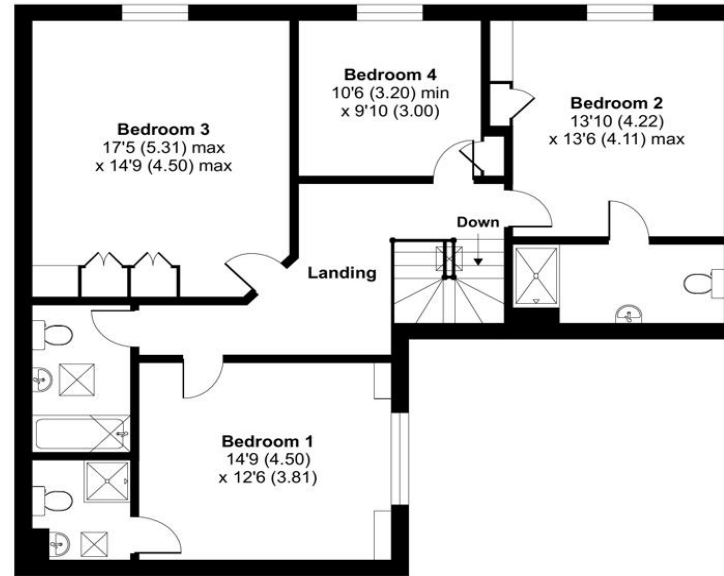
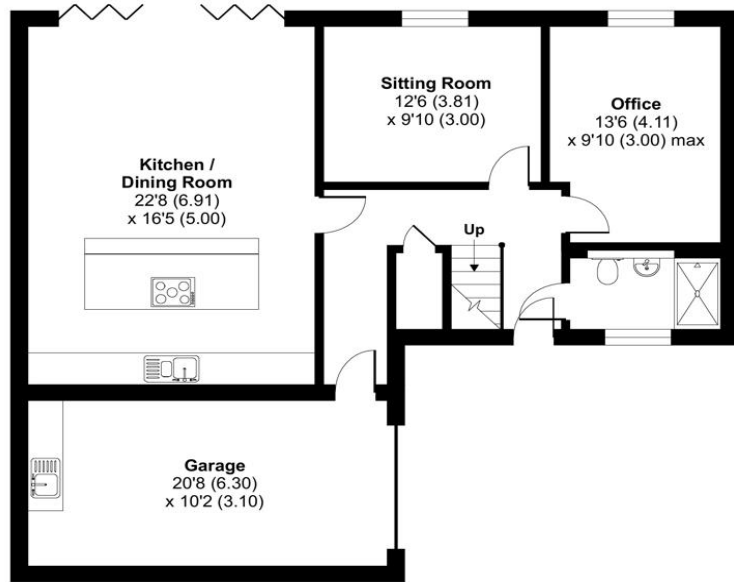


ACCOMMODATION

Stylish, modern living in a popular location, close to amenities, with good access into the city centre. Built in 2017 by the renowned developer Millgate Homes, this beautifully finished property enjoys a stunning open-plan kitchen/dining room with bi fold doors opening onto the garden, as well as two further reception rooms. On arrival, there is welcoming entrance hall with a central oak staircase, wooden floors throughout and solid oak doors. The ground floor has underfloor heating and comprises a superb kitchen/dining room with a range of high-quality integrated appliances, sleek wall and base units, a breakfast bar and fantastic living space. There is a separate sitting room, second reception/office and a ground floor shower room. The first floor enjoys a generous landing from which all rooms are accessed. The principal bedroom displays an en-suite shower room and built-in wardrobes. The second bedroom also has an en-suite shower room, with the remaining two bedrooms served by the family bathroom. To the front of the house is a paved driveway with ample parking for a number of vehicles and access to the integral garage, which also has good storage and a utility area to the rear. Side access is provided via a gate to the garden which runs the length of the house and is mainly laid to lawn, and enjoys an elegant paved terrace providing plenty of space for outdoor tables and chairs. There is the added bonus of solar panelling on the roof benefitting to the energy efficiency of the property.



Approximate Area = 1908 sq ft / 177.2 sq m
 Garage = 217 sq ft / 20.2 sq m
 Total = 2125 sq ft / 197.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1112650



SITUATION

Kings Worthy is a popular village on the outskirts of Winchester and offers the perfect combination of rural and urban living. The village itself offers a parade of convenient shops, traditional inns and a post office. Eversley Park is the local recreation ground, with a playground/fitness equipment, football pitches and a basketball/football court.

Winchester is approximately two miles north east and a splendid historical cathedral city, which is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



SPECIFICATION

- Built in 2017 by renowned developer Millgate Homes
- Superbly presented family property with underfloor heating throughout the ground floor
- Open plan kitchen/dining room with bi-fold doors
- Two further reception rooms
- Principal bedroom and second bedroom with en-suite shower rooms and built in wardrobes
- Driveway parking and garage
- Rear garden with side access

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - F

GUIDE PRICE

£895,000

TENURE

Freehold