



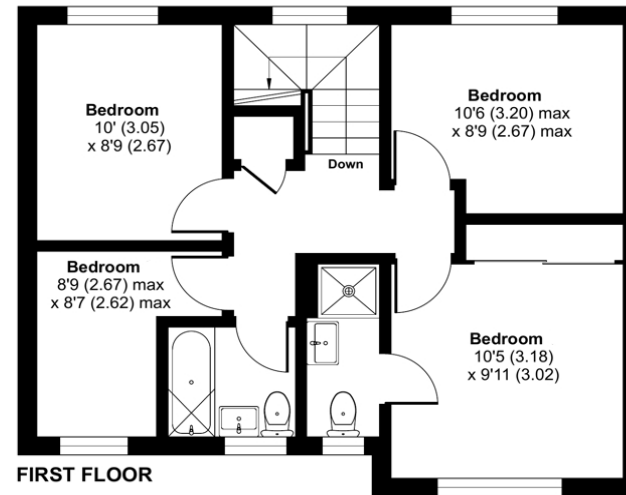
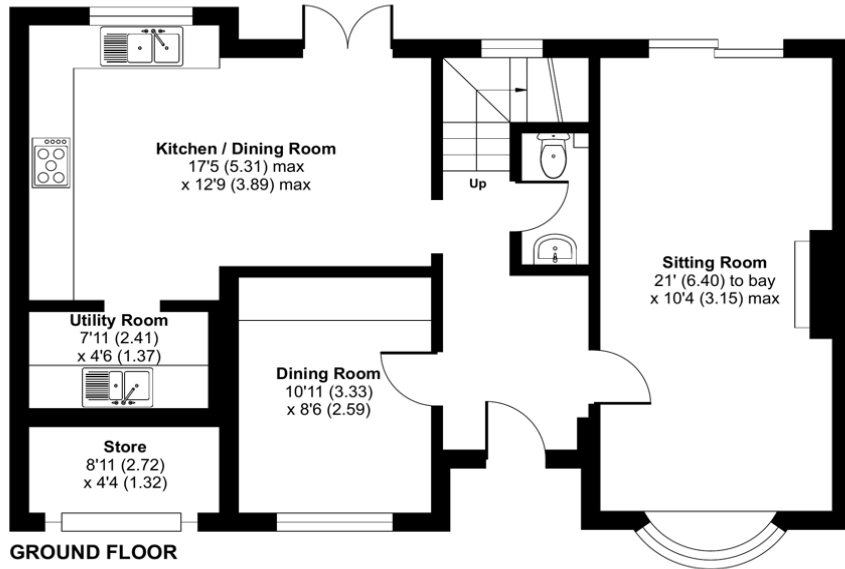


## ACCOMMODATION

Fantastic four-bedroom home situated in Kings Worthy, Winchester and being offered for sale with no forward chain. This exceptional family home is well-presented throughout and features two bathrooms and two reception rooms, providing ample space and well-proportioned rooms for the whole family to enjoy. Nestled in a desirable village location, you'll have convenient access to local amenities and picturesque countryside walks. The thoughtfully designed layout ensures comfort and functionality, catering to all your family's needs. The contemporary kitchen/dining room has a comprehensive range of wall and base units with complementing worktops over and French doors to the garden. This is enhanced by a separate utility room. The stylish sitting room displays superb natural light via the dual aspect and features a log burner as a focal point. The first floor continues to impress with four bedrooms. The principal bedroom enjoys en-suite facilities and the comfortable family bathroom serves the remaining bedrooms. Externally the walled rear garden is generous in size and offers seclusion, with a range of mature trees and shrubs. A decked area provides the perfect place for al fresco socialising and dining. To the front of the home there is driveway parking for two cars.



Approximate Area = 1227 sq ft / 113.9 sq m  
 Store = 34 sq ft / 3.1 sq m  
 Total = 1261 sq ft / 117 sq m  
 For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 995416



## SITUATION

Located in the prime area of Kings Worthy, north east from the historic city of Winchester. Kings Worthy offers a parade of convenient shops, traditional inns and a post office. Eversley Park is the local recreation ground with many facilities. Winchester city delights with much character and diverse architecture, whilst successfully delivering a modern cosmopolitan feel, concentrated over just a few square miles. As well as national retail chains, Winchester is home to an array of independent boutique shops and eateries, including a number of celebrity restaurant chains and an impressive farmers market. 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**

- Well-presented detached family home
- Desirable village location
- Four good-sized bedrooms
- Two bathrooms and guest cloakroom
- Spacious kitchen/dining room
- Separate utility room
- Sitting room with log burner
- Home office/further reception room
- Private rear garden
- Store and driveway parking

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: F

### **GUIDE PRICE**

Guide Price £650,000

### **TENURE**

Freehold