



Plot 2, Kings Walk, Boyne Rise, Kings Worthy, Winchester, Hampshire, SO23 7RE





## ACCOMMODATION

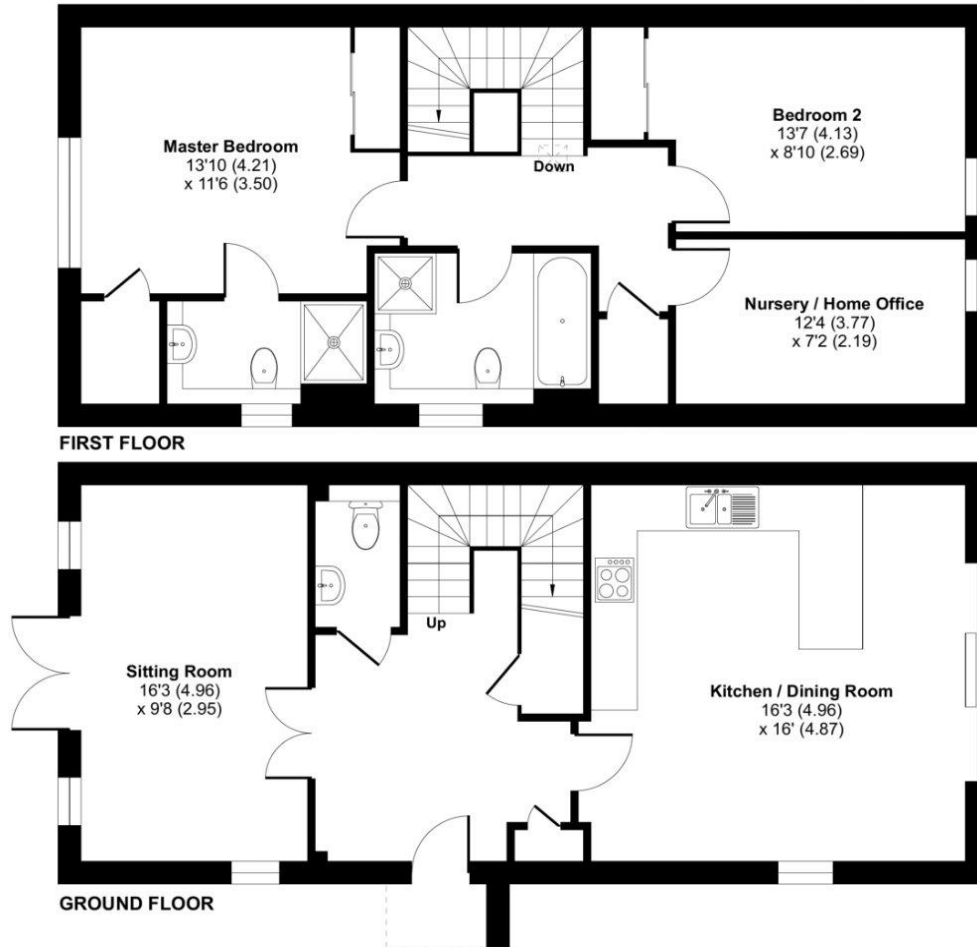
Kings Walk is a new and exclusive residential development of only four semi-detached homes, located in the desirable village of Kings Worthy, on the edge of the South Downs National Park.

Plot 2 - The interior has been finished to a high standard throughout and offers spacious and well-proportioned accommodation. The stylish open-plan kitchen/dining room has a sleek range of wall and base units with complementing Quartz work surfaces, a convenient breakfast bar and integrated appliances. Sliding doors provide access to the patio terrace. The dual-aspect sitting room is located to the front of the home, displaying a peaceful outlook and a feature bay window. A guest cloakroom provides comfort and convenience.

The first floor continues to impress with three generous bedrooms. The principal bedroom enjoys an en-suite shower room and fitted storage. The second bedroom further benefits from fitted storage, whilst the third bedroom is an ideal single room or study. An attractive family bathroom serves the bedrooms. Externally, the garden is landscaped with the raised area turfed and a useful garden shed is provided. Each home benefits from two allocated parking spaces and an air source heat pump for added energy efficiency. Viewing is highly recommended.

Approximate Area = 1226 sq ft / 113.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1207120

## SITUATION

Kings Worthy sits on the edge of the historic cathedral city of Winchester surrounded by the 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.

As well as national retail chains, Winchester 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. The capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport nearby granting air travel for those seeking further destinations.





### **SPECIFICATION**

- Contemporary three-bedroom home in an exclusive development
- Underfloor heating to ground floor
- Air Source Heat Pump
- Open-plan kitchen/dining room with integrated appliances
- Principal bedroom with en-suite shower room and fitted storage
- Family bathroom and guest cloakroom
- Two allocated parking spaces
- 10-year NHBC Warranty

### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band E

**GUIDE PRICE £545,000**

### **TENURE**

Freehold