



Ramsay Road, Kings Worthy, Hampshire, SO23 7PW

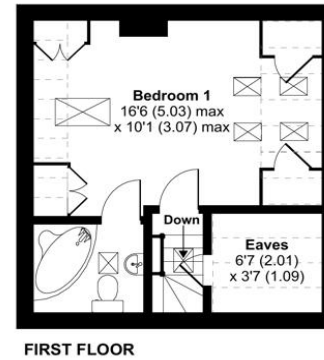
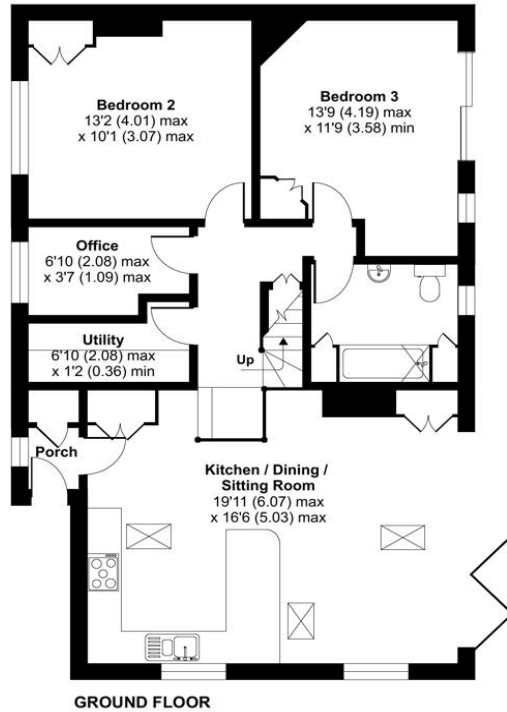


ACCOMMODATION

Spread cleverly with a flexible layout this three-bedroom semi-detached property is presented in excellent condition and offers ample off-road parking. Internally, the property offers a dramatic kitchen/dining/family room with vaulted ceiling and bi-folding doors to the landscaped gardens. The kitchen is finished to a high standard and has ample storage and workspace with a peninsular island separating the kitchen and family room area. The split-level layout means you rise up to two double bedrooms one with patio doors to the garden. There is a family bathroom also which services the two bedrooms on this level. An office and convenient utility room completes the ground floor accommodation. The first floor provides a large double bedroom with en-suite bathroom and eaves storage. Externally, the garden has been professionally landscaped to provide a terrace for entertaining, lawned area and raised borders.

Approximate Area = 1173 sq ft / 108.9 sq m
 Limited Use Area(s) = 110 sq ft / 10.2 sq m
 Total = 1283 sq ft / 119.1 sq m
 For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | 72 | |
| (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: 1106879



SITUATION

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



SPECIFICATION

- Ample driveway parking
- Village location and close to shops
- Over 1200sq ft of accommodation
- Excellent finish
- Very well-maintained property
- Beautiful gardens

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

ASKING PRICE

£575,000

TENURE

Freehold