



Cedar Close, Kings Worthy, Winchester, Hampshire, SO23 7NN



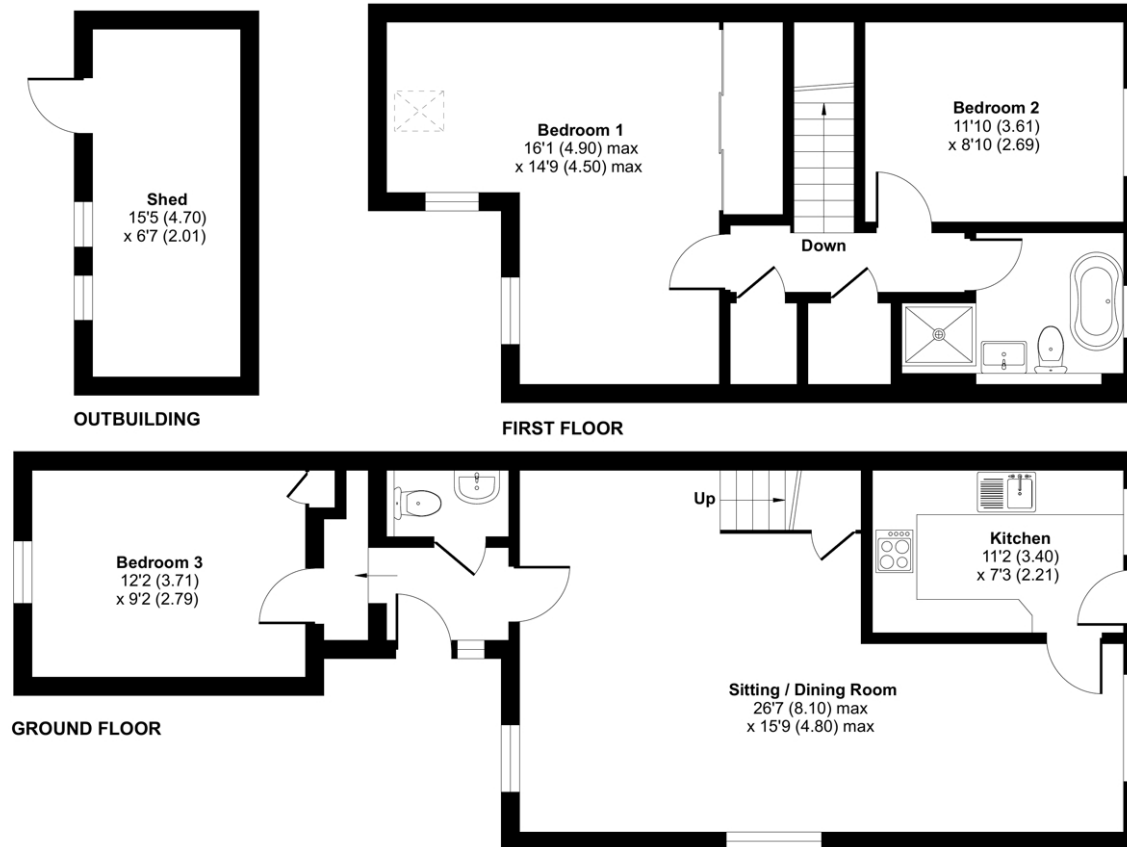


## ACCOMMODATION

Located on a quiet cul-de-sac in the sought after location of Kings Worthy, this enchanting three-bedroom residence stands as a testament to the meticulous care and thoughtful updates by the current owner. The ground floor offers a spacious open plan sitting/dining room, with ample natural light streaming through doors that open onto a stunning south-facing garden. The modern fitted kitchen offers plenty of storage and worktop space, alongside an integrated cooker. The original garage of the property has been converted into an additional versatile room, ideal as a third bedroom, playroom, or study, complemented by a convenient ground floor cloakroom. Upstairs continues to impress with two generously sized double bedrooms. The principal bedroom exudes grandeur, featuring built-in wardrobes for added convenience. A beautifully refurbished family bathroom awaits, showcasing a luxurious blend of contemporary design elements, including a large shower and a freestanding bath. Externally the enclosed rear garden is partly laid to lawn, with a patio terrace, ideal for al fresco entertaining. This remarkable home harmoniously combines modern functionality with timeless elegance, offering comfort and style in a sought-after location.



Approximate Area = 1089 sq ft / 101.1 sq m  
Shed = 101 sq ft / 9.3 sq m  
Total = 1190 sq ft / 110.5 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	70	
(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: 1115813



## SITUATION

Kings Worthy is approximately two miles north east of the historic city of Winchester, and has local shops, traditional inns, a post office and a wonderful recreation ground. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. Connections are excellent as the railway station, A34, M3 and M27 are within easy reach.





**SPECIFICATION**

- Three-bedroom house
- South facing garden
- Off street parking
- Beautifully presented throughout
- Four-piece bathroom
- Downstairs cloakroom

**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**GUIDE PRICE**

Asking Price £485,000

**TENURE**

Freehold