

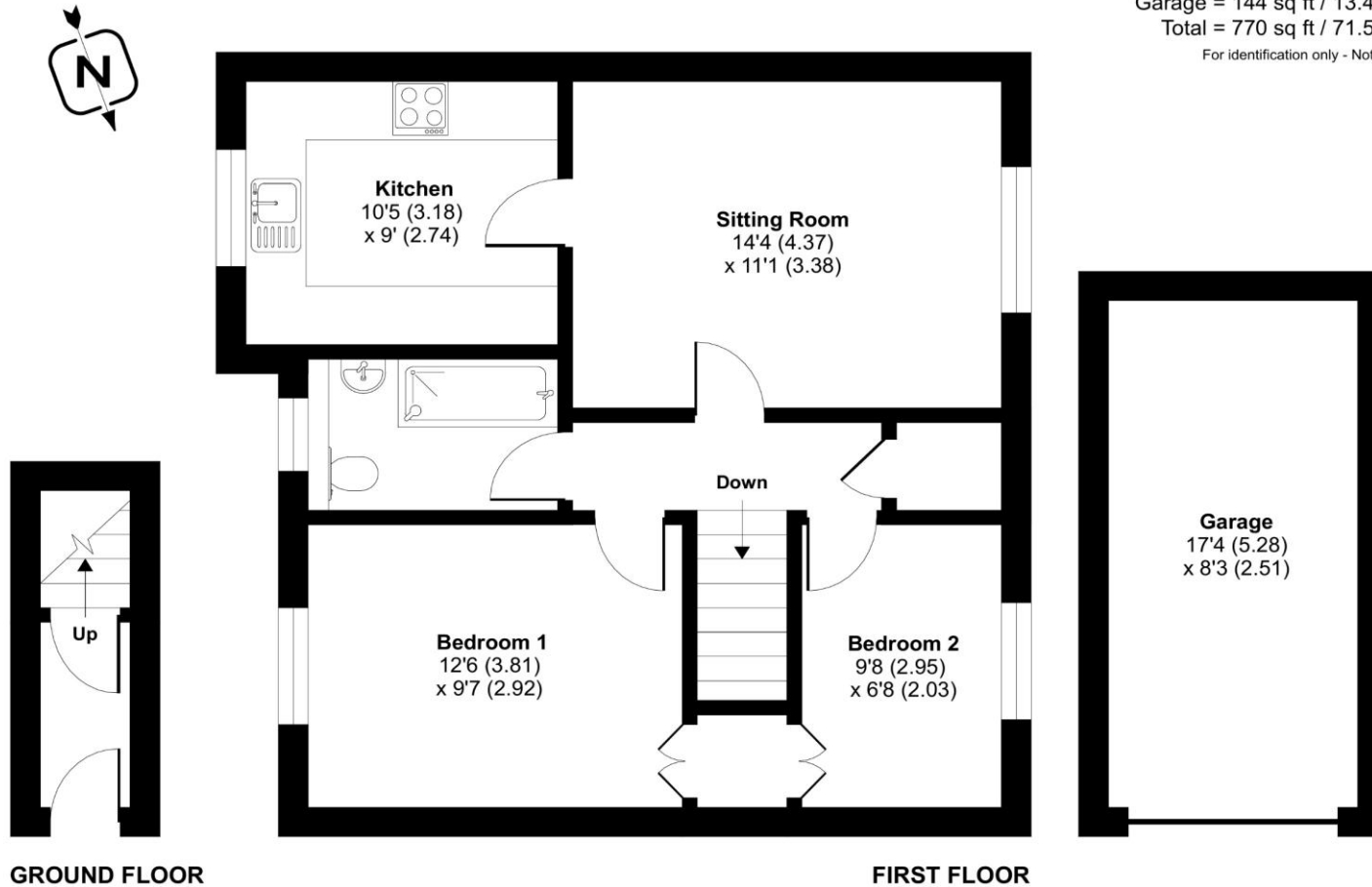




ACCOMMODATION

Located in the desirable village of Kings Worthy, this beautifully renovated first-floor maisonette offers a private entrance and a blend of modern comfort and convenience and is well-presented throughout. At the front, there is off-street parking and a garage with power connected, providing additional storage. Upon entering, a spacious hallway with a large storage cupboard offers ample room for coats, shoes, and essentials. The stairs lead to a generously sized sitting room, perfect for both relaxation and entertaining, with ample space for seating and a dining table. The modern kitchen is stylishly designed with attractive grey units, extensive worktop space, and space for white goods. The accommodation comprises two well-proportioned bedrooms, both served by a stunning family bathroom. A key feature of this property is the private garden, offering a peaceful retreat with direct access to the garage. This versatile space could easily be transformed into a gym, studio, or garden room. With local shops and a highly regarded primary school nearby, this home is an ideal choice for families and professionals alike.

Approximate Area = 626 sq ft / 58.1 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 770 sq ft / 71.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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 2025. Produced for Charters Estate Agents Limited. REF: 1239730

SITUATION

Just to the north of Winchester, Kings Worthy offers several local village amenities such as a post office, church, primary school and excellent farm shop with café, Cobbs. The easily accessible A34 and M3 provide routes to London, the south coast and the Midlands and there is a frequent bus service from Kings Worthy to central Winchester, where the train station runs regular direct services to London and across the south west and beyond.

Nearby historic Winchester covers all of life's daily needs, with a range of supermarkets, independent shops, cafés and restaurants, as well as having a vibrant social and cultural scene. Schooling in the area is excellent, with a wide range of options in both the state and private sectors. The surrounding open countryside facilitates a range of outdoor sporting pursuits with the south coast and its many beaches within 30 miles; a truly idyllic location.



SPECIFICATION

- Maisonette with own front door
- Popular village location
- Recently renovated throughout
- Two bedrooms
- Impressive kitchen and bathroom
- Well proportioned sitting room
- Off street parking and garage
- Private garden

LOCAL AUTHORITY

Winchester City Council

Council Tax Band B

ASKING PRICE £280,000

TENURE

Leasehold

Length of lease - 999 years

Years remaining - 949

Annual ground rent - £25.00