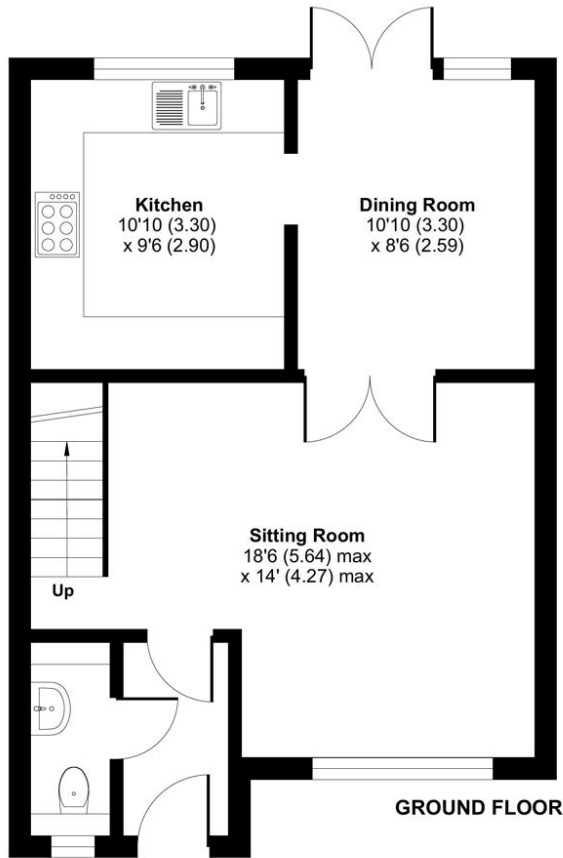


ACCOMMODATION

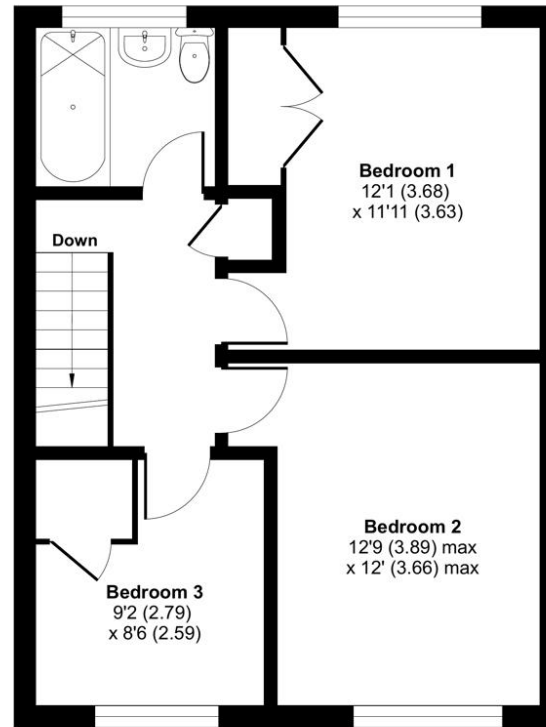
Nestled in the highly sought-after village of Kings Worthy, this charming three-bedroom house offers an ideal blend of comfort, space, and functionality. Upon entering, you are welcomed by an entrance porch that leads into a spacious sitting room, perfect for relaxing or entertaining guests. Adjacent to the sitting room is the dining room, featuring double doors that open seamlessly out onto the garden, creating an excellent indoor-outdoor flow. The kitchen is fully fitted and boasts ample worktop and storage space, catering to all your culinary needs. The ground floor is completed with convenient cloakroom. Upstairs, the property offers three generously sized bedrooms, ideal for families or those needing extra space for a home office. Completing the first floor is a well-appointed family bathroom. Outside, the garden is a delightful feature of the property, with a good-sized patio for al fresco dining and a lawned area perfect for children or pets to enjoy. A practical shed provides additional storage for tools and garden equipment. Located in a desirable village setting, this home enjoys a peaceful community atmosphere while remaining conveniently close to local amenities, transport links, and highly regarded schools. This property is perfect for families or anyone seeking a well-laid-out home in an excellent area.

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(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	



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). © n/checom 2025. Produced for Charters Estate Agents Limited. REF: 1235102



SITUATION

The historic village of Kings Worthy offers two public houses, a Tesco Express, post office and Good Life farm shop and café. Kings Worthy is an excellent location for access to the A34, A33 and M3 motorway. The City of Winchester is a short distance away, with its mainline railway station (links to London Waterloo in about 60 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral.



SPECIFICATION

- Charming family home
- Sought-after village location
- Sitting room and separate dining room
- Three bedrooms
- Family bathroom
- Rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE £375,000

TENURE

Freehold