





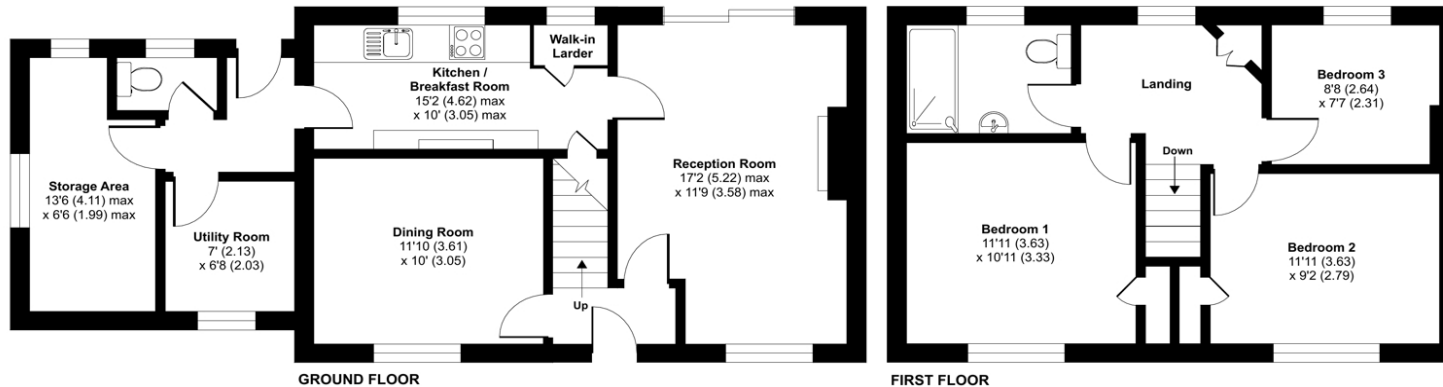


## ACCOMMODATION

Set on a sought after cul de-sac in Kings Worthy and brought to the market for the first time in 40 years, this charming three-bedroom home occupies a sought-after corner plot with generous front and rear gardens. Offering over 1,200 sq. ft. of accommodation, it presents an exciting opportunity to modernize and extend (subject to the usual consents). The ground floor features a bright and spacious living room with double doors opening onto the garden, creating a seamless indoor-outdoor flow. The adjoining fully fitted kitchen provides ample storage and workspace, while a separate dining room offers a welcoming setting for family meals. Additional rooms currently serve as a utility space and storage area, adding versatility to the layout. Upstairs, the property boasts three well-proportioned bedrooms and a large family bathroom. The rear garden is a standout feature, offering direct access to the open fields beyond, making it a perfect retreat for relaxation or outdoor activities. With no onward chain, this delightful home provides a rare opportunity to create a bespoke family residence in a desirable location.

Approximate Area = 1144 sq ft / 106.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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: 1247759



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

## SITUATION

Set within the prime area of Kings Worthy, within easy access of motorway networks and only a short drive from Winchester city. Kings Worthy has a parade of convenient shops, traditional inns and a post office. The local school is within walking distance. The thriving city of Winchester offers hidden bookshops, boutiques, a wide selection of restaurants, bars, sports facilities and the renowned Theatre Royal.





### **SPECIFICATION**

- Three bedroom house with potential to extend STPP
- Spacious corner plot
- Separate dining room
- Kings Worthy location
- Wonderful views to the front
- Additional utility room
- Wonderful garden

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £500,000**

### **TENURE**

Freehold