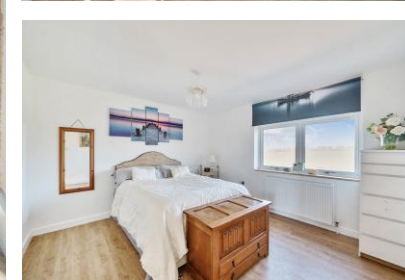




Castle Rise, Kings Worthy, Winchester, Hampshire, SO23 7NX

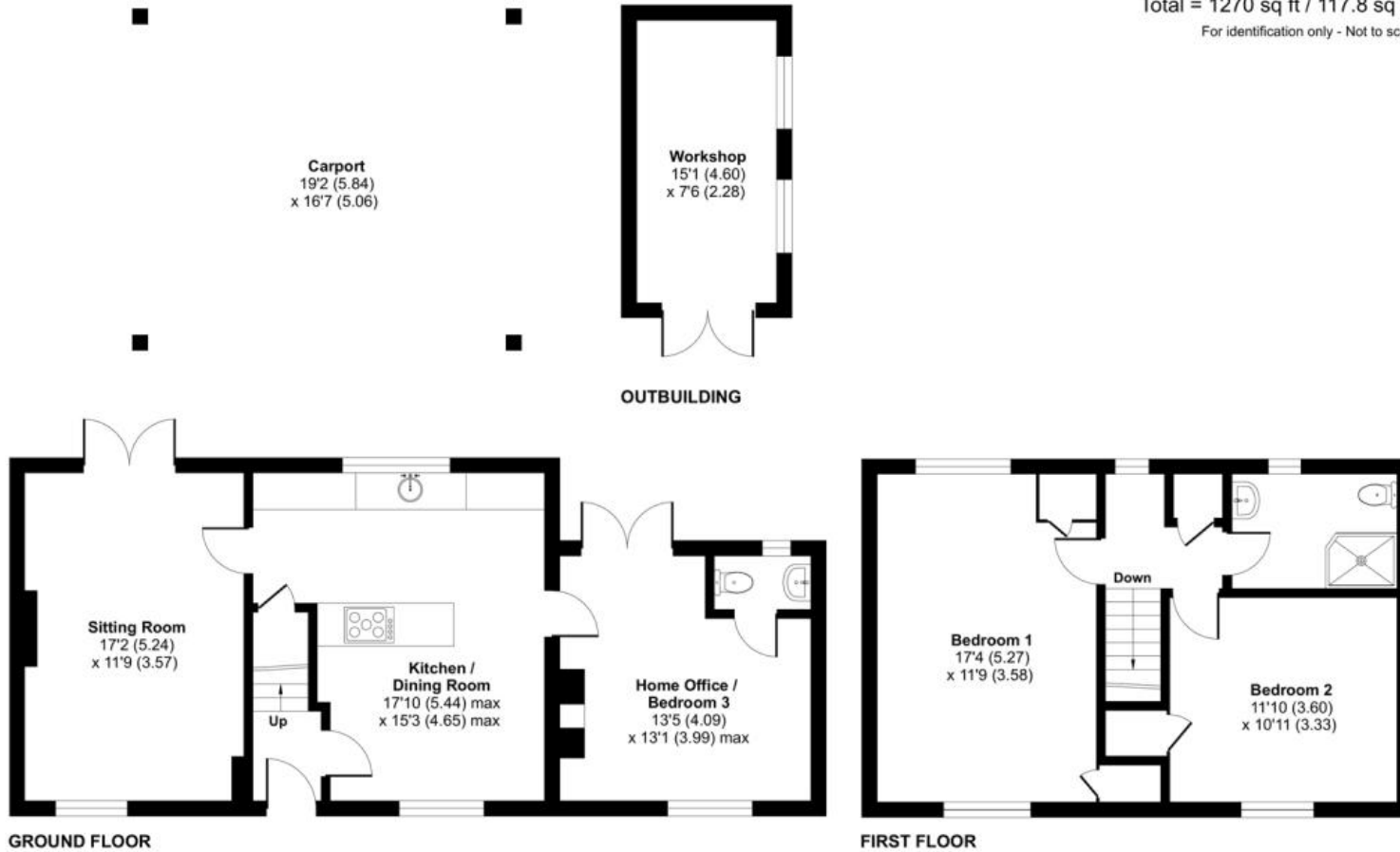




## ACCOMMODATION

This truly stunning home has been refurbished to the highest standard, offering breathtaking countryside views. Positioned on the largest plot on the road, it boasts gated parking for multiple cars and a double car port. The expansive decking area is perfect for outdoor entertaining, complemented by a fully equipped workshop. Inside, the modern kitchen-breakfast room is designed to capture the view, featuring ample workspace and a spacious dining area. The adjacent living room benefits from a dual aspect, with double doors opening to the garden, and is beautifully presented. Additionally, the ground floor includes a versatile room currently used as a study or third bedroom, also with garden access. Upstairs, two spacious double bedrooms and a contemporary shower room continue to impress, with each room offering stunning countryside vistas. Located in the highly sought-after village of Kings Worthy, the property is within easy reach of a well-regarded primary school, local amenities, and excellent transport links to Winchester city centre and the train station.

Approximate Area = 1157 sq ft / 107.4 sq m (excludes carport)  
 Outbuilding = 113 sq ft / 10.4 sq m  
 Total = 1270 sq ft / 117.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(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.

## 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.

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: 1252722





### **SPECIFICATION**

- Beautifully presented throughout
- Stunning countryside views
- Gated off street parking for multiple cars
- Three bedrooms
- Double car port and workshop
- High end kitchen/breakfast room
- Gas and Combi boiler installed four years ago by current owners

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**GUIDE PRICE £575,000**

### **TENURE**

Freehold