



Worthy Court, Church Lane, Kings Worthy, Winchester, Hampshire, SO23 7QS

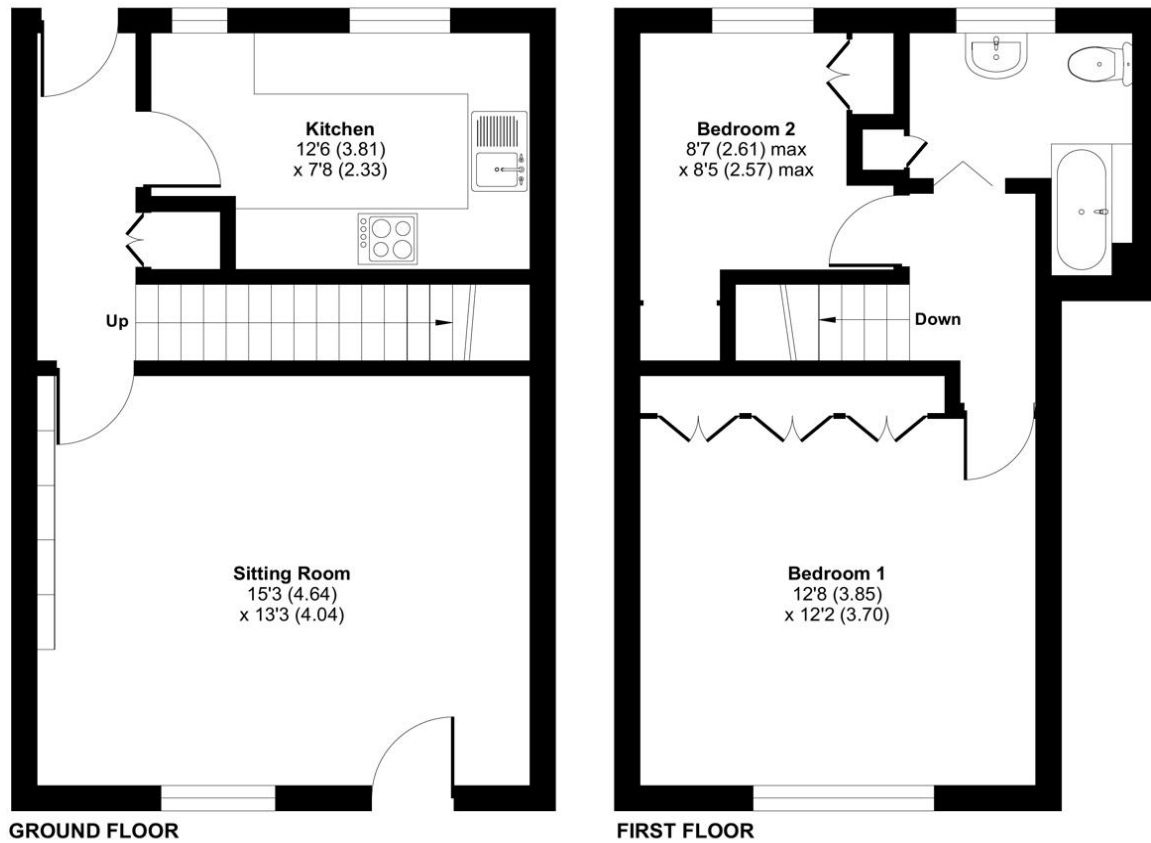


## ACCOMMODATION

Set in the highly sought-after village of Kings Worthy, within easy access to Winchester city centre, this beautifully refurbished cottage offers the perfect blend of charm and modern living. With a bus stop only a short stroll away, all local amenities and transport links are within easy reach. The property has been thoughtfully updated throughout and is presented in immaculate condition. The stylish kitchen, positioned at the front of the home, features classic Shaker-style units, integrated appliances, generous storage, and a sociable breakfast bar perfect for morning coffee or casual dining. The inviting sitting room boasts exposed beams, a characterful log burner, and ample space for both a dining table and relaxed seating. French doors open directly onto a recently landscaped garden, complete with a patio terrace, ideal for entertaining, a useful shed, and convenient rear access. Upstairs, there are two well-proportioned bedrooms, both with built-in storage, served by a sleek and contemporary bathroom. The property also benefits from a garage and an allocated parking space to the front.

Approximate Area = 715 sq ft / 66.4 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		
(55-68)	D		68
(39-54)	E	49	
(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). © nctechcom 2025. Produced for Charters Estate Agents Limited. REF: 1269464

**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

- Beautifully presented two-bedroom cottage
- Sought-after village location close to a bus stop
- Two bedrooms with built-in storage
- Charming sitting room with feature fireplace and log burner
- Landscaped rear garden with shed and rear access
- Garage and allocated parking space



#### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band D

**OFFERS IN EXCESS OF £450,000**

#### TENURE

Freehold – Agents Note private drainage via a septic tank.  
Cost £150 per annum to empty (share with three homes).