



2 Kings Close, Kings Worthy, Winchester, Hampshire

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BNP PARIBAS GROUP 

2 Kings Close, Kings Worthy, Winchester, Hampshire, SO23 7TE

A deceptively spacious home in the popular village of Kings Worthy.

Winchester 1 mile, Mainline Railway Station (London Waterloo from 59 minutes) 1.8 miles

Hall | Sitting room | Dining room | Kitchen
Utility | Cloakroom | Principal bedroom
En-suite shower room | 3 Further bedrooms
Bathroom | Garage | Garden | EPC Rating C

The property

Kings Close is a quiet cul-de-sac in the lovely village of Kings Worthy, located on the outskirts of Winchester. Offering excellent accommodation, this home would make a perfect family residence or ideal for someone looking to downsize yet still be within striking distance of the local amenities.

The home has a spacious hallway with plenty of room for kicking off coats and shoes, doors in turn lead to a lovely sitting room, kitchen/dining room, downstairs WC and the stairs leading to the upper floor.

The sitting room has a bright, comfortable feel with your attention drawn to the warming gas fire which is a real focal point of the room. Sliding doors lead on to the rear garden and a large bay window to the front elevation brings in fabulous light.

The kitchen/dining room was created by the current owners and has made a fabulous room for eating in and being social while cooking. There are an array of cupboards and integrated appliances as well as ample workspace. The utility room is also a useful space and has a door

into the integral garage, ideal for wet and rainy days.

To the first floor are four bedrooms and a family bathroom. The principal bedroom is of particular note with useful storage and a lovely en-suite shower room. The other bedrooms are all of good proportions and offer versatile accommodation for the new owners needs.

Outside

To the front of the home is a driveway for two cars as well as an extra gravelled parking area and a gate leading to the garden. The rear garden is a suntrap, facing south the light is evident and offers a peaceful haven to enjoy entertaining and al-fresco dining. The garden is predominantly laid to lawn with a pretty patio area and useful storage shed. Flower and shrub borders make this a lovely space to relax.

Location

The house is located in the popular village of Kings Worthy, north-east of the historic city of Winchester. Kings Worthy offers a number of convenient shops, including a post office, pharmacy, Tesco Express and the Cobbs Farm Shop (incorporating an excellent butcher, general store café and garden centre), along with two pubs. Eversley Park is the local recreation ground with sporting facilities and social hub.

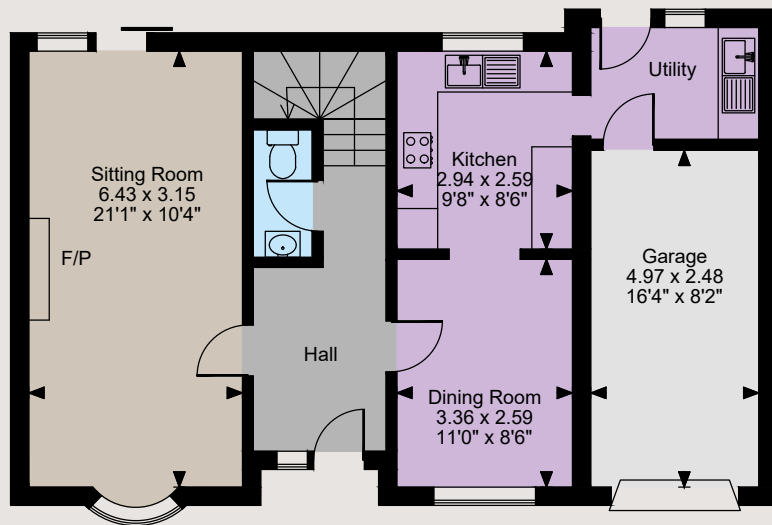
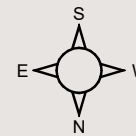
Winchester offers a comprehensive range of shops, restaurants and recreational facilities together with a mainline railway station service to London (Waterloo) in about an hour. There are a good selection of state and private schools in the area including Henry Beaufort, The Westgate and Kings as well as Twyford Preparatory, Pilgrims', Prince's Mead, King Edward's, Winchester College, St Swithun's and Peter Symonds Sixth Form College.

The M3 lies south of the city and provides fast road access to London and the south coast connecting with the M27. The A34 links the area to the M4 and M40 motorways.

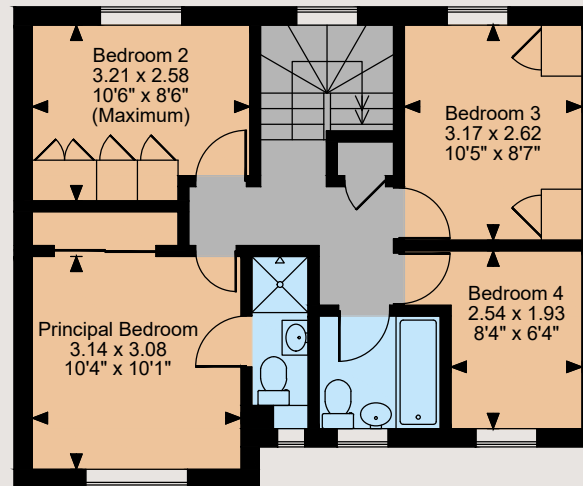




Floorplans
 House internal area 1,106 sq ft (103 sq m)
 Garage internal area 133 sq ft (12 sq m)
 Total internal area 1,239 sq ft (115 sq m)
 For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words:///threading.falters.spot

General

Local Authority: Winchester City Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band F
Tenure: Freehold
Guide Price: £650,000

Winchester

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