



North Road, Kings Worthy, Winchester





North Road, Kings Worthy, Winchester

Eden House is a three-bedroom bungalow in a quiet residential area of Kings Worthy, set back from the road and within a good-sized plot. The current owners have recently completed a top-to-bottom renovation to create the ideal family home, using a palette of whites to enhance the light and bright spaces. The front door leads directly into the spacious entrance hall, and a small flight of stairs leads you to the home's highlight. The open-plan kitchen/sitting/dining room is a fantastic family living/entertaining space. There is a floor-to-ceiling window wall overlooking the private and serene garden also with sliding door access. The bespoke kitchen is finished to a superb quality with fully fitted Miele appliances, marble worktops and high quality-units. There are a few steps down to the utility room with sink.



Guide price: £1,150,000

Tenure: Available freehold

Local authority: Winchester City Council

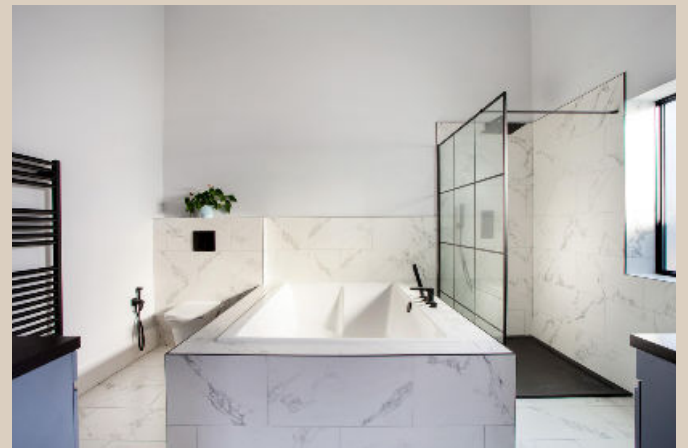
Council tax band: E

The Property

The principal double bedroom has a dressing room and en suite bathroom, with a separate bath and walk in shower, finished to a high standard with marble tiles. The additional two double bedrooms are located to the front of the home with bedroom two also featuring an en-suite bathroom. The property benefits from underfloor heating throughout, has a ceiling height of 4-6m across the entire property and has been set up to be a smart home.

Outside the garden is mainly laid to lawn and surrounded by mature trees and shrub borders. There is an outbuilding located at the side of the home which is currently being used as an office space.







Situation

Kings Worthy sits on the edge of the historic Cathedral city of Winchester surrounded by South Downs National Park. Tread the ancient Nun's Walk footpath, part of the old Pilgrims Way, alongside the River Itchen all the way into the city centre, amble to one of two traditional pubs nearby, or to the Good Life farm shop and café. Also, just a short walk away is a Tesco express and post office. Kings Worthy enjoys excellent commuter links with direct access to the M3 motorway network, A34 and A33. Winchester boasts excellent schooling options and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. There is also a cultural programme running throughout the year which includes top literary festivals, exhibitions and theatre productions. The train station is within easy reach, providing regular direct services to London Waterloo in under an hour, and there are fast connections to the major road networks across the south.

Approximate Floor Area = 183.0 sq m / 1,967 sq ft
Outbuilding = 18.0 sq m / 194 sq ft
Total = 201.0 sq m / 2,161 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)

Ground Floor

Knight Frank
14-15 Jewry Street
Winchester
SO23 8RZ

knightfrank.co.uk

Drawn for illustration and identification purposes only by fourwalls-group.com 312742
I would be delighted to tell you more
Toby Gullick
01962 677242
tobygullick@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated February 2023. Photographs and videos dated February 2023.
Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.