



OLD RECTORY COTTAGE, PARK LANE  
Abbots Worthy, Winchester



## SET WITHIN THE SOUTH DOWNS NATIONAL PARK

An exceptional detached home of nearly 2,400 sq ft, with a south-facing garden, only about 2 miles from Winchester city centre.



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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,195,000

This generously proportioned home combines comfortable living with entertaining spaces. The wide entrance hall leads to a twin-aspect family room with wood burning stove and adjoining study. The property's highlight is its semi-open plan living area, where the dining room flows into the twin-aspect sitting room, stepping down to a stylishly fitted kitchen with French doors to the garden. Additional ground floor features include a utility room and w.c. The vaulted main bedroom has built-in wardrobes and balcony. A guest bedroom includes en suite shower room, while remaining bedrooms share a family bathroom and separate shower room. The driveway provides parking and a side access to gardens. The south-facing rear terrace adjoins level lawn areas, while a second garden features an additional lawn and garden shed.

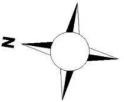
Post Code: SO21 1DT

Location: [what3words.com/again.speakers.important](http://what3words.com/again.speakers.important)



## Old Rectory Cottage

Approximate Gross Internal Area  
Total = 2368 Sq Ft / 219.96 Sq M  
Includes areas with restricted room height.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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