



NORTHCOTE , 20, BOYNE MEAD ROAD, KINGS WORTHY SO23 7QZ

Guide Price £875,000

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AN EXCEPTIONAL AND DELIGHTFUL COTTAGE STYLE RESIDENCE WITH STUNNING COUNTRYSIDE VIEWS

Nestled in the heart of the picturesque village of Kings Worthy, this attractive three/four-bedroom cottage-style property offers the perfect blend of character, comfort, and well-designed room space. A beautifully presented substantial home boasting 2120 Sq Ft, situated on a sought-after leafy, private no through road. Surrounded by a lovely, generous wrap-around garden, the home enjoys a tranquil and serene setting with impressive rural views and only approximately 2.5 miles from Winchester City centre.

This splendid home warmly welcomes you into a spacious hallway with handsome, hardwood oak flooring which leads you into a light-filled, dual-aspect sitting room that exudes warmth and elegance featuring a traditional log burner offering a cosy ambience. Soft, natural light fills the room through the French doors that open onto the delightful gardens. A stylish and spacious kitchen/dining room forms the heart of the home, perfect for family living and entertaining complete with integrated appliances, an expansive, sleek central island, and French doors to the rear garden. A light filled, double aspect snug offers the potential for a fourth bedroom, study, or playroom, currently used as an office/second sitting room with French doors onto the gardens. This versatile home also benefits from a large double bedroom on the ground floor offering flexibility for guests, lateral or multi-generational living. A WC completes the ground floor accommodation.

The first floor continues to please with an attractive principal bedroom, benefitting from countryside views, a wealth of fitted wardrobe storage and a beautifully appointed en-suite shower room. A further well-proportioned double bedroom and a delightful family bathroom complete this floor; all rooms designed with their own unique charm with enviable views of stunning countryside.

GARDENS AND PARKING

There is a superb west-facing patio, perfectly positioned to capture the golden afternoon sun and breath-taking sunsets. Generously sized and beautifully laid with natural stone, the space is ideal for outdoor dining, entertaining, or simply relaxing with a glass of wine as the day winds down. Framed by established planting and offering open views, this sunny patio becomes a true extension of the living space all year round. The wrap-around garden also offers multiple areas to relax, dine, and enjoy the outdoors in complete privacy, with mature planting, manicured lawned areas, and space for vegetable beds. While designed for easy maintenance the garden is ideal for anyone interested in spending more time surrounded in nature and all its beauty. There is also a delightful, high quality Cedar

Exceptional and Delightful

wood summerhouse adjacent to the patio.

There is parking for four cars on the driveway and access to the large tandem garage with an additional, useful storage room to the rear.

With its generous plot, characterful design, and idyllic rural outlook, this exceptional property offers a rare opportunity to enjoy both village life and sophisticated living, a perfect countryside retreat just a short drive from the City of Winchester.

KINGSWORTHY AND SURROUNDING AREA

Living in Kings Worthy village, this desirable home also offers the best of both worlds: the peace and charm of village life as well as being within easy walking distance to all amenities including two excellent traditional pubs, Kings Worthy primary school, Eversley park and recreational grounds, a pharmacy, take away, Tesco Express and post office. There is also a local farm shop and Café. Whether enjoying the local facilities, entertaining in the spacious living



areas, or simply relaxing in the tranquil garden, this cottage style home truly provides a wonderful, comfortable lifestyle in one of Hampshire's most sought after locations.

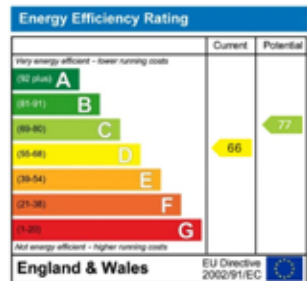
Kings Worthy sits on the edge of the historic Cathedral City of Winchester surrounded by South Downs National Park. Tread the ancient Nun's Walk footpath, part of the old Pilgrims Way, alongside the River Itchen all the way into the city centre. Kings Worthy enjoys excellent commuter links with direct access to the M3 motorway network, A34 and A33.

Only approximately 2.5 miles from Winchester City Centre where you will enjoy award-winning pubs, restaurants and bars. A plethora of boutique shops, café bars and well-equipped gyms, there is so much to enjoy in this City. Cultural and leisure facilities, a theatre, cinema, cosmopolitan High Street and renowned 'Square' are only a short drive away. Winchester is perfectly located for the commuter, family or professional, within a 1 hour commute of London Waterloo by train.

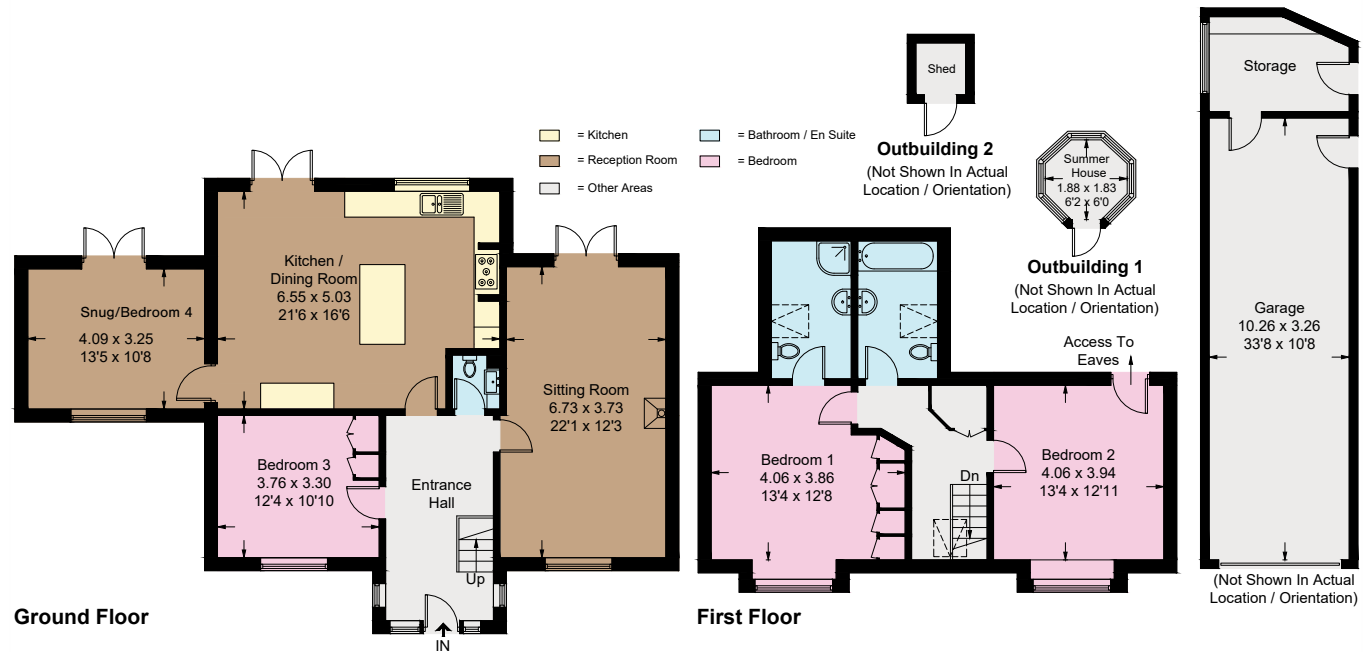


KEY INFORMATION

- An Exceptional and Delightful Cottage Style Residence
- Three/Four Double Bedrooms
- Stylish and Open Plan Kitchen/Dining Room
- Splendid Bathrooms and Ensuite Shower Room
- Charming Sitting Room with Log Burner
- A Versatile and Superb Snug
- Tandem Garage/Store Room/Summer House
- Desirable, Private Wrap Around Garrdens
- Appealing Countryside Views
- An Idyllic Village Location



Approximate Gross Internal Area = 153.9 sq m / 1657 sq ft
 Garage = 40.6 sq m / 437sq ft
 Outbuilding = 2.4 sq m / 26 sq ft
 Total = 197 sq m / 2120 sq ft



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. (ID1197833)

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 Toby Gullick Independent Property Specialist 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 Toby Gullick Independent property specialist 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. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print.

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PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band F

EPC - Rated D

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