

Northleigh, Kings Worthy, Hampshire





An attractive 19th century villa with charming south and west-facing gardens, close to Winchester.

Summary of accommodation

Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility room | Basement with wine cellar and stores
Cloakroom
Shower room | Bathroom | Adjoining stores
Eight double bedrooms | Dressing room | Two bathrooms | Shower room
Coach house with garage, groom's room and storage | Car port

In all about 0.89 acres

Distances

Winchester 2 miles (London Waterloo from 57 minutes). Alresford 6.2 miles
(All distances and times are approximate)



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The property

Northleigh is a well-proportioned, period home with elegant rooms, the majority of which have bay windows overlooking the beautifully landscaped gardens. Delightful features include high ceilings, sash windows, decorative cornicing and fireplaces.

The formal drawing room, with its bay window and open fireplace, and the dining room sit within a double reception room, with a sliding door to divide the area. There is a separate sitting room with an open fire, two bay windows and a door to the terrace and garden.

The current owners have fitted a large kitchen/breakfast room with a central island with bar seating, granite worktop, integrated appliances and a gas fired AGA. There is also a study with a wrought iron open fire, and door to the garden. The remainder of the ground floor is made up of a utility room, bath/shower room, cloakroom and access to both a substantial basement and outside stores.

Upstairs, the main and second bedrooms have large bay windows (as do bedrooms 7 and 8) with views over the garden. There are four further bedrooms, two family bathrooms and a shower room.





Gardens and grounds

Approached via a gravel drive to a parking area which then leads to a separate coach house which has a single garage, groom's room and storage areas. This could be converted to ancillary accommodation subject to planning permission.

The gardens and grounds are a particularly spectacular feature of Northleigh. Magnificent topiary hedging creates intriguing vistas throughout, with a west-facing level lawn enjoying a private aspect ideal for evening entertaining. There are a variety of mature shrub and flower borders, specimen trees (including fruit trees).

Location

Kings Worthy is within approximately two miles of Winchester which has outstanding rail and road links to London, the Midlands and the south coast. The city has a wide range of shopping and recreational facilities as well as a range of cultural opportunities including an extensive calendar of festivals.

Independent schools in the area include Princes Mead, Twyford, The Pilgrims' School, Winchester College and St Swithun's School.

Trains from Winchester to London Waterloo take from approximately 57 minutes. Kings Worthy has a shop/post office, Cobb's farm shop and delicatessen, a sports ground, two pubs and two churches.

Property information

Post Code: SO23 7QN

What3words: tenders.mirroring.curiosity

Tenure: Available freehold

Local Authority: Winchester City Council

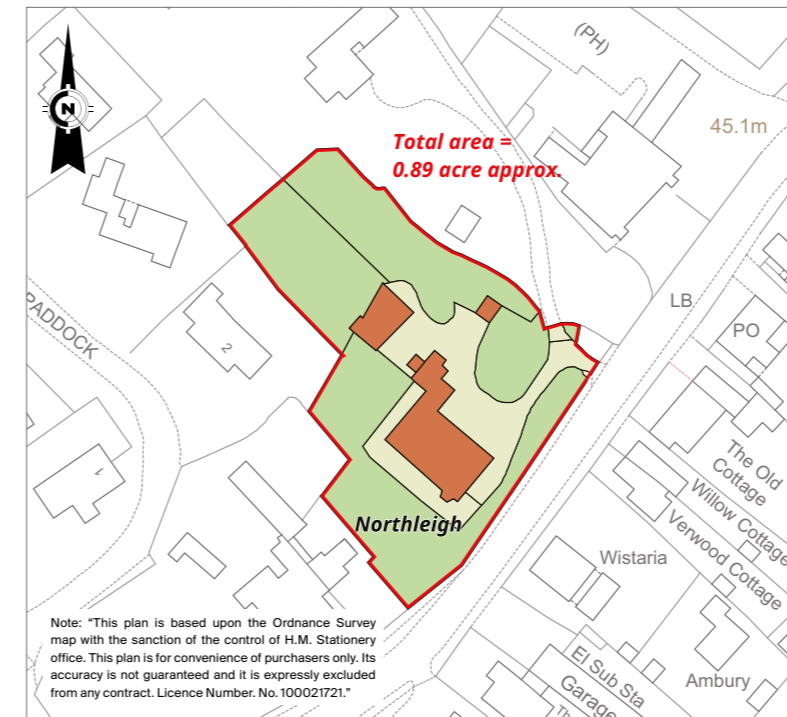
Council Tax: Band H

EPC Rating: D

Guide Price: £2,350,000



Coach House



Approximate Gross Internal Floor Area
Main House = 6291 Sq Ft / 584.43 Sq M
Car Port = 229 Sq Ft / 21.34 Sq M
Coach House = 672 Sq Ft / 62.42 Sq M
Total = 7192 Sq Ft / 668.19 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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