



Juglans, Abbots Worthy, Winchester

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# Juglans, Abbots Worthy, Winchester

Dating back to the 1960s, Juglans is a well-proportioned and spacious family home, perfect for entertaining with indoor and outdoor living. On entering the property, you are welcomed by a generous entrance hall. To the back of the property is a spacious sitting room with views overlooking the garden and a feature gas fireplace, with sliding doors flowing through to a bright conservatory with access to the garden. Additional sliding doors connect the conservatory to a double-aspect, large study or alternatively used as an additional bedroom with built-in storage facilities/wardrobes. To the left of the property features an impressive and attractive integrated Miele kitchen/breakfast room with a centre island, large double oven with gas stove and separate induction cooktop with plenty of kitchen cupboard space. Steps down lead to a dining/garden room with full height vaulted ceiling, a wood-burning stove and doors leading out to the large two-tier terrace. The kitchen/breakfast room flows into a utility room with garden access, which leads into a family room, currently being used as a handy games and entertainment room located at the front of the property. The remainder of the ground floor of the house is made up of a downstairs family bathroom and an additional WC.

Local authority: Winchester City Council

Council tax band: G

Tenure: Freehold

Postcode: SO21 1DW















The galleried staircase in the entrance hall leads to the property's first floor. The principal bedroom has a range of built-in wardrobes and an appointed en suite shower room. Bedroom two is a spacious double-aspect room wrapping around to the eaves, which is currently used as an additional social space perfect for a children's playroom, teenage study area or retreat. The upstairs of the property also features two more spacious double bedrooms with built-in wardrobes and a family bathroom.





Abbots Worthy is a small and friendly village. Walking distance to Eversley Park with playground, recreation, and sporting facilities. Excellent access to local footpaths and walking distance to Worthy Park Tennis Club located at Princes Mead School. Located just north of Winchester, less than a mile from Kings Worthy, having good facilities, including local shops, Post Offices, a Public House, butchers and a Primary School. The nearby cathedral city of Winchester, from 2.5 miles, has a range of shops, a theatre, cinema, restaurants and pubs, and a direct train to London Waterloo from 58 minutes. Kings Worthy Primary School and Henry Beaufort Secondary School are the catchment area schools. Excellent local schools, including Twyford, St Swithun's, Prince's Mead, Winchester College, Westgate and Peter Symonds Sixth Form College. (time and distance are approximate)







A gated entrance approaches the property, a gravel driveway with plenty of parking spaces, and an integral double garage, which the current owners have converted into a family room. The south-facing garden to the rear of the property is mainly laid to lawn, with an approximate 12mx6m two-tiered garden terrace made of Millboard running along the back from the kitchen, ideal for outside entertaining. This is accessed via double doors from the family/ dining room and the conservatory. The garden has mature trees and bushes border, which creates privacy, landscaped garden beds, and evening lighting. The garden also features an above-ground pool, trampoline and football goal, which are included in the property sale. The current owners have also installed an electric car charger.





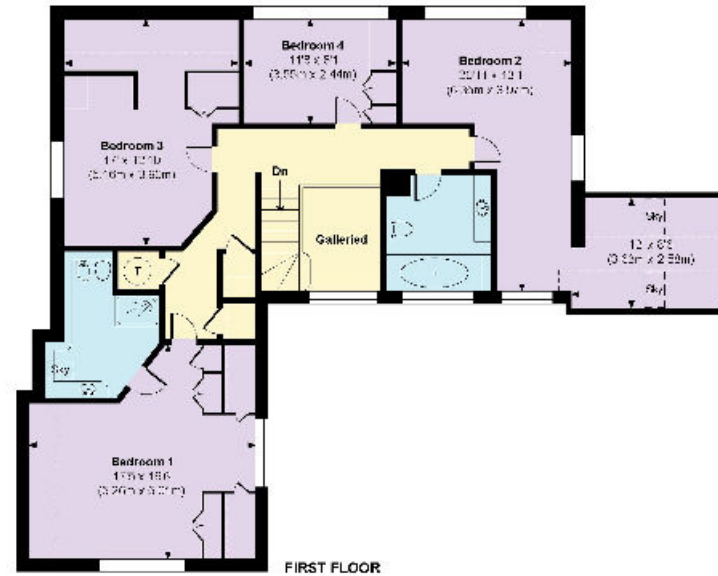
# Juglans

Approximate Gross Internal Area

Total = 3096 Sq Ft / 287.58 Sq M

Includes areas with Restricted room height but excludes void.

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.



Knight Frank  
Winchester  
14-15 Jewry Street  
Winchester  
SO23 8RZ  
knightfrank.co.uk

We would be delighted to tell you more

Lottie Lambert	Ed Hunt
01962 677246	01962 677236
lottie.lambert@knightfrank.com	edward.hunt@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.

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