



Worthy Park, Kings Worthy, SO21 1AN
Guide Price £1,400,000 Freehold



**WORTHY PARK GROVE,
Kings Worthy, SO21 1AN**

5 Bedrooms, 3 Bathroom

Guide Price £1,400,000

- Exceptional detached family home set within 2.3 acres of grounds and woodland
- Welcoming hallway with sweeping staircase
- Sitting room/dining room with doors and windows to gardens
- Snug room with fireplace
- Ground floor bedroom and ensuite bathroom
- Principal bedroom with dressing room and bathroom
- Three further bedrooms and family bathroom
- Set on quiet no through road
- In need of modernisation throughout
- Council Tax Band G, EPC F





WORTHY PARK GROVE, KINGS WORTHY, SO21 1AN

An exceptional neo-Georgian detached family home in need of modernisation, set within grounds of over 2.3 acres of gardens and woodland. It is approached via a partly walled front garden, and set back from a no through lane, offering significant privacy.

The front door opens to a welcoming hallway with original parquet flooring, and a sweeping staircase. The sitting room has a wonderful large bow window, open fire and bespoke shelving. This leads around into the dining area, with French windows to the gardens. There is a cozy snug with fireplace, a kitchen/breakfast room, utility area, and large ground floor double bedroom with bathroom.

The ground floor therefore offers versatility of layout for future buyers, with an added potential for the utility room and ground floor bedroom to be created into an annexe if required.



UPSTAIRS:

There is a wonderfully spacious landing, and access to the loft space. The principal bedroom overlooks the gardens.

There is a wealth of fitted wardrobes, ensuite bathroom and separate dressing room.

Another of the bedrooms has a door onto a balcony area; there are two further bedrooms and a family bathroom.





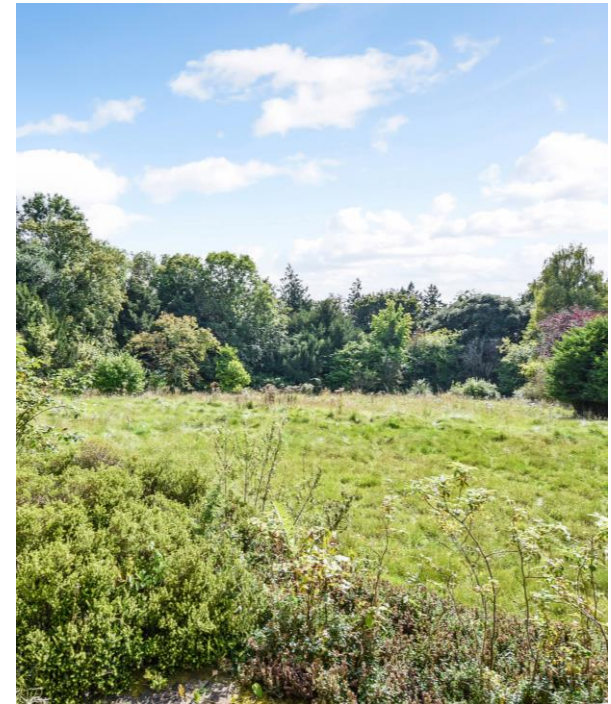
OUTSIDE

Outside, the property is approached via a partly walled and pillared entrance, leading to the gravelled driveway.

There are approx 2.3 acres of grounds and woodland, and there is a wide drive through double garage with openings at each end.

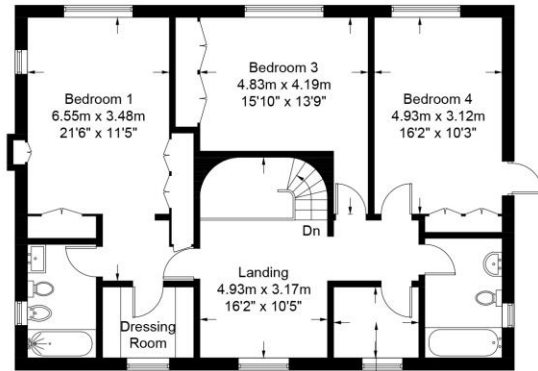
USEFUL INFORMATION

Please note that the property has mains electricity and water, private drainage and oil central heating. Winchester City Council tax band G; EPC F, The property falls within the South Downs National Park.



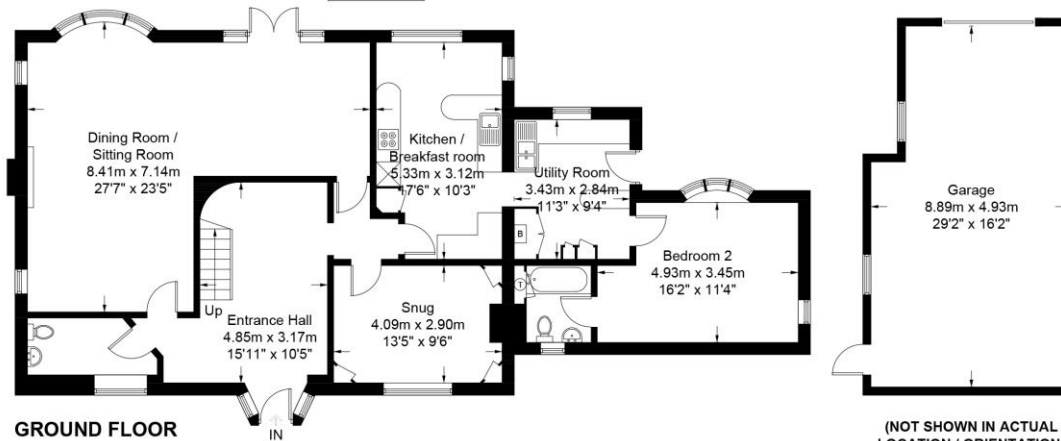


Approximate Gross Internal Area = 230.0 sq m / 2476 sq ft
Garage = 41.2 sq m / 443 sq ft
Total = 271.2 sq m / 2919 sq ft



FIRST FLOOR

Bedroom 5 /
Study
2.21m x 1.80m
7'3" x 5'11"



GROUND FLOOR

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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