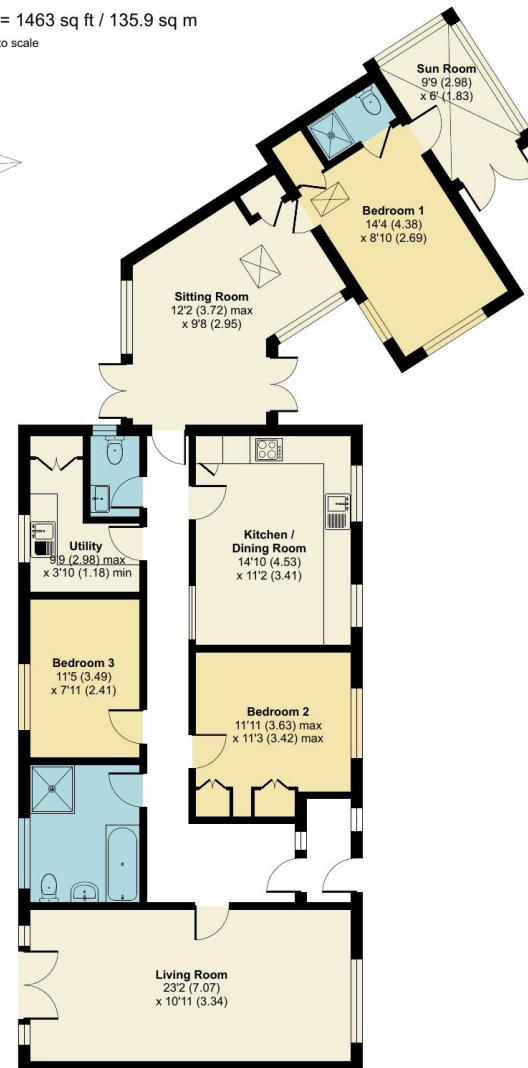


Springvale Road, Winchester, SO23

Approximate Area = 1463 sq ft / 135.9 sq m

For identification only - Not to scale



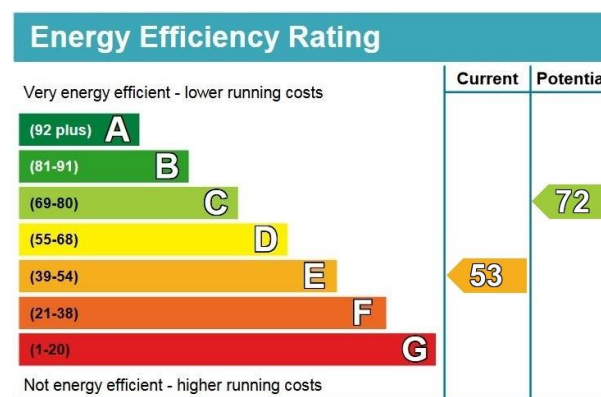
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Austin Hawk Ltd. REF: 1321516



Springvale Road, Kings Worthy

Guide Price £650,000 Freehold



- No Onward Chain
- Kitchen/Dining Room
- Utility Room & Cloakroom
- Master Bedroom/Ensuite Shower Room
- Family Bathroom

- Includes Annexed Accommodation
- Living Room & Sitting Room
- Sunroom
- Two Further Double Bedrooms
- Gardens & Driveway Parking

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION: Available to the property market with No Onward Chain, this deceptively spacious detached, three-double-bedroomed bungalow benefits from attached annexed accommodation, perfect for bringing the wider family together under "one roof" if desired. A further benefit is the property's excellent location, in the village of Kings Worthy, just north of Winchester, with proximity to open countryside and local amenities as well as accessibility to the nearby transport network. The accommodation, well-presented throughout, comprises an entrance lobby, a hallway, a dual-aspect living room, a kitchen/dining room, a utility room, a cloakroom, two double bedrooms and a generous-sized wetroom. The adjoining annexe, separately, comprises private entrances to both front and rear with a sitting room, a double bedroom with ensuite shower room and a sunroom. Outside there is generous driveway parking with mature gardens to both the front and the rear.

LOCATION: The village of Kings Worthy, just two miles northeast of the City of Winchester, is located on the edge of the South Downs National Park alongside the River Itchen. The village has many local amenities, including a primary school, a parish church, public houses, a village hall, a farm shop and café, a local express supermarket, plus access to numerous public footpaths for exploring the local surrounding countryside. Commuters are well-catered for, with the village close to both the A34 trunk route and M3 Motorway, whilst mainline rail links into London Waterloo via either Winchester Station (3 miles) or Micheldever Station (9 miles). Springvale Road is the main thoroughfare through Kings Worthy and is on a bus route to and from Winchester, with the property just past the Tesco Express store, which is on the junction with Cundell Way.

OUTSIDE: The property fronts on to Springvale Road, with the frontage bordered by a low-level brick wall to the front, including a tarmacadam driveway and lawn with mature flower and shrub borders. There is gated access to one side of the property leading directly into the rear garden with also access to the main front door and gated access to the opposite side leading to the annexed accommodation.

ENTRANCE LOBBY: Glazed to the front. External door and glazing opening into:

HALLWAY: Herringbone style flooring. Radiators. Internal glazed door to:

LIVING ROOM: Good-sized, dual aspect living room with a window to the front and French doors opening out to the rear garden. Feature electric fire set within a standalone moulded hearth with matching surround and mantle. Radiators.

KITCHEN/DINING ROOM: Windows to the front and eye-level internal glazing to the hallway. A range of eye and base-level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with extractor over. Built-in, eye-level double oven/grill, space and plumbing for a dishwasher, space for a fridge/freezer and space for dining.

UTILITY ROOM: Window to the rear. Double doors to a built-in airing cupboard housing a hot water cylinder with separate high-level doors opening to shelved linen storage. Eye and base level cupboards and drawers with a worksurface over and tiled splashbacks. Inset stainless steel sink and drainer, space and plumbing for a washing machine and a tumble dryer. Wall-mounted gas boiler.

CLOAKROOM: Window to the side. Close-coupled WC, hand wash basin and radiator. Eye-level, wall-mounted storage cupboard.

BEDROOM TWO: Double bedroom with a window to the front. Extensive fitted wardrobe storage including fitted shelving and fitted drawer units. Radiator.

BEDROOM THREE: Small double bedroom with a window to the rear. Radiator.

WETROOM: Generous-sized wetroom with a window to the rear. Shower enclosure with an electric wall-mounted shower. Separate-panelled bath, close-coupled WC, pedestal hand wash basin and a radiator.

ANNEXED ACCOMMODATION: Private gated access from the driveway leading to French doors into a dual-aspect sitting room with a window to the front and a roof lantern. A second set of French doors lead into the rear garden and an external door provides access into the hallway of the adjoining main property. Radiators. An internal door leads into a dual-aspect double bedroom with windows to the front and one side plus a velux window to the rear. Radiators. Door to a built-in walk-in wardrobe with deep drawers and a hanging rail. Door to an ensuite shower room with a recessed shower enclosure and a close-coupled WC with vanity cistern-mounted hand wash basin. A door leads from the bedroom to an adjoining sunroom, glazed to both sides and to the front with French doors to the front, leading to the driveway.

REAR GARDEN: A patio adjacent to the rear of the property extends to both sides, one side with gated access to the front garden and driveway which includes space for garden storage options, with the opposite side allowing access into the annexed accommodation. Retaining walls and a grassed slope lead up to an area of lawn with mature flower and shrub borders. Steps up to an area of mature flowers and shrubs, a strawberry patch and a raised flower border. Garden shed.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

