



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Kings Worthy, SO23

Guide Price £875,000

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A CONTEMPORARY AND STYLISH GEORGIAN - STYLE RESIDENCE COMBINING TIMELESS ELEGANCE AND MODERN SUSTAINABLE LIVING

Situated within a small and exclusive development in the highly sought-after village of Kings Worthy built in 2021, within easy reach of Winchester city, this detached, double-fronted beautiful Georgian-style family home offers close to 1,600 sq. ft of appealingly balanced and designed accommodation, combining elegant proportions with energy-efficient, eco-conscious modern living. The property makes an immediate desirable impression with its symmetrical façade, sash windows and classical detailing, all thoughtfully enhanced by modern finishes throughout. The home is designed with sustainability firmly in mind, benefiting from an air source heat pump, underfloor heating throughout the ground floor and double glazing. At the heart of the home lies a truly stunning open-plan kitchen/breakfast/family room, ideal for modern living and entertaining. Classic shaker-style units are complemented by sleek quartz worktops, a striking lantern-style roof that bathes the space with natural light, making it a truly special place to sit whatever the weather or time of day. A lavish, generous central island with bar seating and a range of integrated appliances, including a wine fridge, complete this impressive space. French doors open seamlessly from the kitchen and dining area to the enclosed, landscaped and enchanting wraparound garden, creating a superb indoor-outdoor connection. A sitting room, also opening onto the garden, provides an additional space for relaxing or entertaining, while a front-facing study offers a quiet and practical work-from-home environment. A convenient WC completes the ground floor accommodation. Upstairs, the impressive principal bedroom benefits from a contemporary en-suite shower room, while three further splendid double bedrooms are served by a stylish family bathroom. Bedroom two also features fitted wardrobes, adding to the home's excellent storage provision. Outside, the property continues to impress with a private, attractive enclosed wraparound garden that offers a wonderful sense of privacy and calm, bordered by mature fencing and greenery that create a peaceful, sheltered feel. The garden is mainly laid to a well-kept lawn. A gravelled driveway provides parking for multiple vehicles, enhancing both convenience and curb appeal.



Hinton Fields, Kings Worthy, Winchester, SO23

Approximate Area = 1595 sq ft / 148.1 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2028. Produced for Toby Gullick Independent Family Estate Agents. REF: 1410985



- A Contemporary And Beautiful Georgian Style Residence
- A Modern Family Bathroom And A stylish Ensuite Shower Room
- An Enclosed And Enchanting Wrap Around Garden
- Driveway For Several Vehicles
- Exclusive Small Development
- Four Stylish Double bedrooms
- A Stunning Light Filled Kitchen/Breakfast/ Family Room With Lantern Roof
- Energy Efficient/ Air Source Heat Pump/ EPC Rated B
- Boasts 1595 Sq. Ft Of Stylish And Stunning Accommodation
- Close To Amenities And Winchester City Centre

Energy Efficiency Rating

