



*Toby Gullick*

INDEPENDENT PROPERTY SPECIALIST

# THE OLD POST OFFICE, KINGS WORTHY, WINCHESTER SO3 7QN

Guide Price £1,385,000

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## Elegant & Exquisite

ELEGANT AND EXQUISITE - A DISTINGUISHED COUNTRY RESIDENCE OF HERITAGE, CHARACTER AND SOPHISTICATED LIVING

OVER 4000 SQ. FT. OF BEAUTIFUL ACCOMMODATION/EXUDES PERIOD FEATURES AND CHARACTER/SIX SPACIOUS BEDROOMS/ DETACHED BARN WITH GARAGE AND POWERED STUDIO/ LOVINGLY MAINTAINED/ GENEROUS PLOT

Steeped in centuries of history yet curated for modern living, The Old Post Office is a rare and distinguished Grade II listed detached residence extending to over 4,000 sq. ft. Once a medieval open hall house and later the village Manor, in around 1743–1748. Between 1845 and 1966, it was reputedly the oldest post office in the county, and its kitchen is believed to have served as a bakery until 1929.

This remarkable home has been lovingly maintained and thoughtfully restored, offering a unique opportunity to enjoy heritage, prestige, and refined country living in equal measure.

Extending to a series of elegantly proportioned and versatile living spaces, the property artfully combines historic architectural detail, including a distinctive dormered roof and exposed beams, with refined contemporary finishes. Subject to a comprehensive and sympathetic restoration, the interiors have been executed to an impeccable high standard with true craftsmanship, opulence and fine artistry in mind, whilst ensuring preservation of all stone, woodwork and period features.

### GROUND FLOOR

From the moment you step into the welcoming entrance hall, the house reveals a sense of true grandeur. Generous proportions and a natural flow between rooms create an environment perfectly suited to both elegant entertaining and opulent family life. The principal reception spaces are rich in character, with exposed timbers, a striking dormered roofline, and a charming log burner anchoring the drawing room, offering a warm and inviting retreat.

A particular highlight of the ground floor is the impressive dining hall, an elegant and atmospheric space centred around a handsome fireplace, ideal for refined entertaining, celebratory gatherings, and memorable family occasions.

This exceptional property benefits from a variety of beautifully appointed reception areas that exude period charm, including a family room and private study, offering the flexibility demanded by modern lifestyles, whether for working from home in comfort,

hosting guests, or enjoying quiet moments of sanctuary. At the heart of the home lies the stunning bespoke Woodstock kitchen, a true statement of country luxury and a natural gathering space. Featuring a gas-fired Aga, French limestone flooring, and a central island, it is designed for both culinary creativity and sociable living. The breakfast area encourages joyful mornings and informal dining, while the pantry, utility, and boot room ensure practicality for everyday life and seamless transitions from outdoors to indoors. Further enhancing the ground floor accommodation is a luxurious bathroom of exceptional character, where exposed beams create a striking architectural feature, complemented by a beautifully appointed freestanding bathtub that evokes a spa-like ambience. A separate, stylishly finished shower room with WC provides additional convenience, complete with high-quality fittings and refined detailing, underscores the home's commitment to both elegance and everyday functionality.

### FIRST FLOOR

The first floor unfolds into six beautifully proportioned bedrooms, each offering charm and individuality. The desirable principal suite, positioned above the kitchen, provides a peaceful retreat with its own luxurious en-suite bathroom, while a dressing room and an additional elegant family bathroom offer both comfort and convenience, ideal for family living and hosting overnight guests with ease.

### GARDENS AND PARKING

Outside, the lifestyle appeal continues. A picturesque frontage framed by a picket fence opens onto a manicured lawn with enchanting views of St Mary's Church, creating a quintessentially English setting and a true sense of place and village charm.



To the rear, impressive and expansive landscaped gardens provide a private haven for indoor–outdoor living, with mature trees, curated planting, and multiple seating areas perfect for summer entertaining, al fresco dining, or quiet reflection. A gravel driveway leads to a weather-boarded barn with an open-fronted garage and a fully powered studio, ideal for a home office, creative workspace, or independent retreat. Additional off-road parking, a carport, and garden storage further enhance the practicality of this exceptional home.

### KINGS WORTHY AND SURROUNDING AREA

Set within a desirable and exclusive area of Kings Worthy, sitting on the outskirts of both the rolling hills and the South Downs National Park and the timeless city of Winchester. The long-established Cart & Horses and King Charles pubs, a successful farm shop and a range of local stores are all within walking distance. And you can meander the ancient Nun's Walk footpath - part of the old Pilgrims Way to Canterbury - which runs alongside the chalk streams of the River Itchen all the way from the house into the City.

The popular Kings Worthy Primary school is only a short walk away, and there's both a bus service and quick access to road networks criss-crossing the county to provide easy connections to the host of private and state schools in Winchester and the wider area. The Cathedral City of Winchester is located approximately 2.5 miles away and offers a more comprehensive range of cultural and leisure facilities, including high street shops, library, coffee shops, restaurants, theatre, cinema and various museums. The M3 motorway provides access to the national road network whilst Winchester mainline railway station provides regular services to London Waterloo with journey times of about one hour.



## KEY INFORMATION

- An Exceptional And Exquisite Historic Residence
- Six Spacious And Sumptuous Bedrooms Including An Elegant Principal Suite With En-suite Bathroom
- A Stunning Bespoke Woodstock Kitchen with Aga And Limestone Flooring
- An Elegant Roll Top Bath with luxurious Finishes
- Exposed Beams And Original Period Detailing Throughout
- Over 4,000 sq ft Of Accommodation
- Beautiful Landscaped Gardens With Mature Trees And Seating Areas
- Off-Road Parking, Carport, And Garden Storage
- Detached Barn With Garage And Powered Studio

## London Road, Kings Worthy, Winchester, SO23

Approximate Area = 3796 sq ft / 352.6 sq m  
 Limited Use Area(s) = 169 sq ft / 15.7 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 4367 sq ft / 405.6 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). © nche.com 2026. Produced for Toby Gullick Independent Family Estate Agents. REF: 1432368

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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All information is correct at the time of going to print.

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## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

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