



Nony  
Kerr - Smiley  
FREELANCE ESTATE AGENT

**Mark Two, Martyr Worthy Road, Abbots Worthy, SO21 1DR**  
Guide Price: £1,450,000 Freehold

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Kerr - Smiley  
in association with  
MARTIN&CO

  
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## Mark Two, Abbots Worthy, Winchester, SO21 1DR

4/5 Bedrooms, 3 Bathrooms

**Guide Price: £1,450,000**

- Stunning detached four/five bedroom light filled contemporary home
- Recently renovated and set in the highly sought-after village of Abbots Worthy
- Beautiful open plan Devol kitchen with separate pantry
- Living room with balcony overlooking garden, open plan dining area
- Lower sitting room and separate study/bedroom 5
- Recently remodelled utility room
- Four double bedrooms, two with en-suites and a family bathroom
- Landscaped and secluded front and rear gardens
- Double garage and off-road parking
- Close to the River Itchen and countryside walks, and within easy reach of historic Winchester



## **MARK TWO, ABBOTS WORTHY, SO21 1DR**

A stunning, architect-designed four/five bedroomed contemporary home, recently renovated and beautifully positioned within the highly sought-after village of Abbots Worthy.

Mark Two is a rare and distinctive home, set in a secluded position within the ancient village of Abbots Worthy. Originally designed by renowned local architect Charles Burford and constructed in 1970, the property was comprehensively renovated in 2017 by respected local builder Roger Ward, with further thoughtful enhancements and modernisation carried out by the current owners in 2021.

The current owners have significantly enhanced the already impressive and versatile living spaces, introducing additional skylights and light wells that work in harmony with the large existing windows to flood the kitchen, dining area and principal living spaces with natural light. The result is a series of bright, uplifting interiors with a wonderful sense of openness.

Overall, the house offers a superb contemporary lifestyle, combining open-plan living, exceptional natural light and a calm, spacious atmosphere-representing a rare opportunity to acquire such a distinctive home in a setting so close to Winchester.

The reception areas are particularly striking, arranged over split levels and designed to flow effortlessly into one another.

The upper sitting room is a superb feature room of generous proportions, with a bank of sliding doors opening onto a large balcony. From here, there are delightful views across the gardens to the front, enhancing the property's sense of privacy and tranquillity while allowing natural light to pour in.





The lower sitting room, centred around an elegant Swedish log burner, offers a warm and inviting atmosphere with impressive double-height ceilings. A short flight of steps leads to the dining area, which in turn opens into the kitchen, creating a layout ideally suited to modern family life and entertaining, with a wonderful sense of space and connectivity.



A particular highlight is the kitchen, replaced in 2021 with a beautifully crafted 'urban rustic' design by Devol, conceived by Sebastian Cox. This thoughtfully designed space incorporates sustainable timbers including beech and ash, complemented by Caesarstone quartz worktops, a Perrin & Rowe instant hot water tap with additional filtered cold water, and integrated Bosch appliances.

A central island provides both preparation space and informal seating, while a separate pantry adds practicality. A full-width sliding window opens onto an external dining bar-an inspired feature for summer entertaining. The soft, natural palette is perfectly complemented by Ted Todd engineered wood flooring, which flows seamlessly throughout the home.





**AND SO TO BED:**

An impressive principal suite in the first floor boasts extensive built-in storage and a beautifully appointed en-suite.

A thoughtful design feature sees the window ledge lowered in the principal bedroom, maximising both the outlook and the natural light.





The property also offers highly versatile accommodation on the lower ground floor, including a guest bedroom suite and a spacious study/playroom, which could easily serve as a fifth bedroom if required. *This level also benefits from a newly fitted utility/boot room and cloakroom.*



From the upper sitting room, a door leads to the bedroom accommodation, where engineered wood flooring continues throughout. In addition to the Principal Bedroom, there are two well-proportioned double guest bedrooms, and a stylish and contemporary family bathroom.





## MARK TWO

**Construction:** Mark Two was designed and built in the 1970s and is a detached timber-clad-and-tiled property of two storeys set back from Martyr Worthy Road in Abbots Worthy.

Recent modernisations include white rendered elevations, dark grey concrete roof tiles and large dark grey aluminium framed windows with the addition of a front ground floor balcony and a single storey rear extension.

**Agent's Note:** The shared boundary wall with the neighbouring property to the east is Grade II Listed.



### USEFUL INFORMATION:

**Conservation Area:** The property lies within Abbots Worthy Conservation Area and the South Downs National Park (SDNP)

**Local Authorities:** Hampshire County Council and Winchester City Council, Kings Worthy Parish Council – the SDNP is the area's planning authority

**Parking:** Off-road parking on driveway, plus a double garage.

**Utilities:** All mains services including drainage are connected: Solar panels on roof contribute to energy costs – the solar energy power is sold to OVO at a high tariff.

**Tenure:** Freehold EPC: Band B & Council Tax Band: G

**Broadband:** (Data via Ofcom); Speeds available in the area: Standard Max 6 Mbps Download speed; Superfast Max 80 Mbps Download speed

**Flood Risk:** Surface Water - very low; Rivers and Seas – very low.

**Schools:** Mark Two is enviably close to good schools both in the state and independent sector. The catchment schools are Kings Worthy Primary School, Henry Beaufort Senior School and Peter Symonds 6th Form College. Local independent schools include St Swithun's School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.



**LOCATION:** Abbots Worthy is a popular village close to Kings Worthy where there are many local shops, which include a post office, mini-Tesco, Cobbs Farm Shop (with delicatessen and café), and two popular public houses in Kings Worthy (The Cart and Horses and King Charles), and The Plough in Itchen Abbas.

The village also boasts two historic churches, St Swithun's Church which dates to the early 11th century, and St Mary's Church which has Norman origins, with Victorian modifications and extensions, and there is the well regarded Kings Worthy Primary School within an easy local walk.





**OUTSIDE:** Mark Two is set well back from Martyr Worthy Road, approached via a short shared driveway and screened by a double garage and a wooden entrance gate. Beyond, the property opens onto beautifully landscaped gardens, where a pathway leads through mature planting, including established shrubs and trees, towards a striking ornamental reflecting pond. The house itself is perfectly framed by these gardens and is overlooked by a wide balcony extending from the living space.

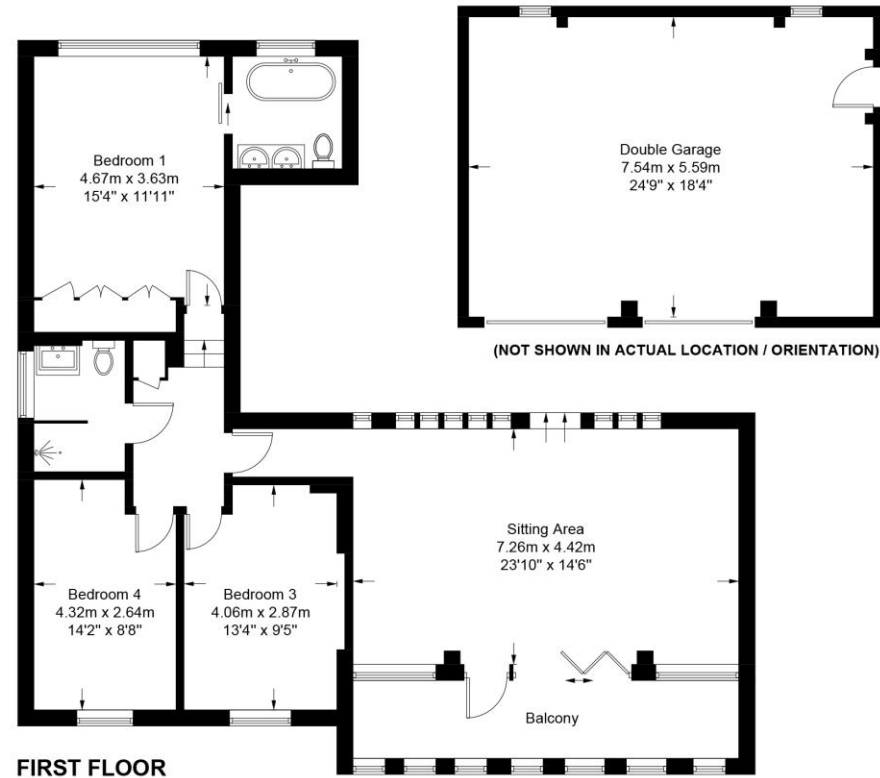
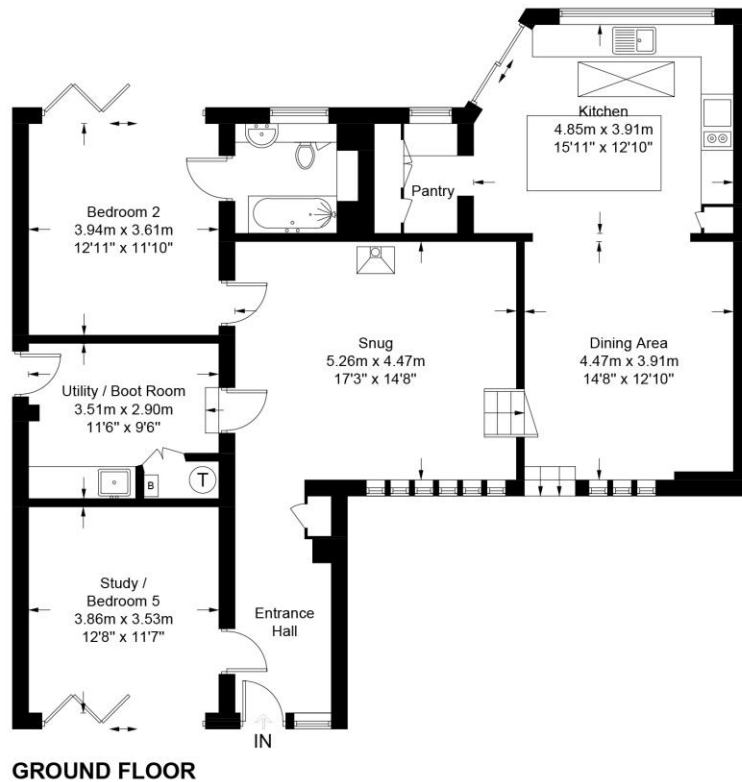


The rear garden is particularly attractive and private, enclosed by traditional brick and flint walls, with the eastern boundary being Grade II listed. Climbing roses and flowering shrubs soften the boundaries, creating a tranquil and enclosed setting.

The garden has been thoughtfully landscaped to provide distinct areas for relaxation and entertaining, including the cleverly designed dining bar accessed directly from the kitchen via the full-width sliding window-an ideal space for al fresco dining and summer gatherings.



Approximate Gross Internal Area = 213.8 sq m / 2301 sq ft  
Double Garage = 42.3 sq m / 455 sq ft  
Total = 256.1 sq m / 2756 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
Created by Emzo Marketing (ID1292560)

## MAC NKS

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