



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# WALTON COTTAGE, KINGS WORTHY, SO23 7LH

Guide Price £895,000

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# Splendid & Serene

## A SPLENDID AND SERENE DETACHED COTTAGE SITUATED ON THE OUTSKIRTS OF KINGSWORTHY

This captivating and charming 5-bedroom residence is set in an idyllic position at the end of a private lane, enjoying appealing views across a meadow to tree-lined borders beyond. The house sits in stunning gardens of approximately 0.25 acres.

A substantial cottage style property boasting in excess of 2300sq ft of attractively presented accommodation arranged over two floors. This splendid home has been superbly extended to create well designed and light filled room space, perfect for entertaining and family living. Ideal for anyone who desires comfort, light and well proportioned rooms in a tranquil and beautiful setting.

Highlights of this wonderful property are the spacious entrance hall and the extensive conservatory which is used as a superb dining/family room. The ground floor further comprises a modern kitchen, open plan to the conservatory, a separate utility room, sitting room, and two double bedrooms both benefitting from their own en-suite shower rooms and a separate W C.

The first floor continues to please, offering three further sunny double bedrooms, with the spacious, delightful, double aspect principal bedroom benefitting from a Juliet balcony overlooking the stunning garden. A Jack and Jill style shower room completes the first-floor accommodation.

## GARDENS AND PARKING

To the front, a driveway leads to the detached double garage with an electrically operated door. The desirable, rear mature landscaped gardens benefit from an extensive patio area, perfect for entertaining and outdoor dining offering lovely views over Springvale. There are a variety of mature trees, plants and shrubs including fruit trees and vegetable plots, alongside a summer house, pergola, two sheds, and a greenhouse.

The garden has been lavished in love and is a dream come true for anyone interested in gardening and spending more time surrounded in nature and all its beauty.

## KINGSWORTHY AND SURROUNDING AREA

This impressive residence is situated at the end of Springvale Avenue, an unadopted road in the desirable village 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

- Superb Detached Residence
- Five Bedrooms
- Three Bathrooms
- A Spacious and Substantial Conservatory
- Double Garage/Off Road Parking for Numerous cars
- Ideal for Lateral Living
- Wonderful, Serene Location at the End of a Private Road
- Set Within 0.25 Acres of Beautiful Mature Landscaped Gardens
- Boasts in excess of 2300 Sq Ft.
- Only 2.5 Miles From Winchester City Centre

Approximate Gross Internal Area = 196.2 sq m / 2112 sq ft  
 Garage = 24.5 sq m / 264 sq ft  
 Total = 220.7 sq m / 2376 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1168785)

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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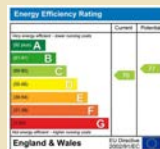
## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band E

EPC - Rated C



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