



KINGS WORTHY, HAMPSHIRE

JACKSON-STOPS 

KINGS WORTHY, HAMPSHIRE SO23 7QS

A WELL-PROPORTIONED GRADE II LISTED THATCHED COTTAGE, RETAINING A WEALTH OF CHARACTER IN THE OLD PART OF THE VILLAGE CONVENIENTLY PLACED FOR WINCHESTER AND MAINLINE COMMUNICATIONS



DISTANCE

Walking distance of village amenities
City Centre and Mainline Station 2 Miles
M3 (J8) 1.5 Miles
Southampton 15 Miles
Basingstoke 17 Miles
London 70 Miles

ACCOMMODATION

- Drawing Room/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Staircase Hall
- Cloakroom
- Utility Room
- Cellar
- 4 Bedrooms
- 2 Bathrooms
- Garage and Log Store
- Garden Shed and Chicken Run
- Greenhouse
- Additional Off Road Car Parking Space
- Mature Cottages Gardens
- About 0.3 of an Acre

THE LOCATION

The cottage is situated in the old part of the village of Kings Worthy which lies between Headbourne Worthy and Abbots Worthy, part of a cluster of villages known as 'The Worthys' in the Itchen valley about 2 miles to the north of the cathedral city of Winchester. Village amenities close by include shop/post office, two churches, St Mary's and St Swithun's, village hall, playing field, The Winchester Coffee Roaster, and Cobbs Farm Shop, Deli and Café. There is a bus service into Winchester or a rather pleasant walk through the water meadows via the Kings Way.

Nearby there is access on to the A33 to Basingstoke or the bypass to Junction 9 of the M3, northwards for London and the M25 orbital motorway or southwards to the 27 coastal motorway. Winchester city centre is only two miles and has an excellent High Street, varied cultural amenities including a cinema and the Theatre Royal, Sports Centre, a fine selection of private and state schools and a mainline station to London Waterloo.

POSTCODE SO23 7QS



THE PROPERTY

The cottage is a classic Grade II cottage reputedly dating back to circa 1580, albeit the Listed Building Register describes it as 18th century. The cottage has colour washed brick elevations, inset small paned casement windows under a thatched and eyebrow dormered tiled roof. Some thirty years ago the cottage was extended and it now has well proportioned accommodation of some 2200 sq ft.

The front door enters the cottage on the northern side into a staircase hall. The double length drawing room and dining room has an inglenook fireplace, wood burning stove, polished wooden floorboards and exposed beams. The family room has a travertine stone floor and French doors leading out onto the terrace and gardens. The kitchen/breakfast room has a range of units, granite worksurfaces, gas fired Aga, and a pantry. There is also a cloakroom, utility room, and a small cellar which has been a children's 'den'/ tv room and is currently used as a music room. On the first floor, which is mainly vaulted, there are four bedrooms, the main bedroom has a dressing area and the wardrobe cupboard is fitted with French walnut doors. There are two bathrooms, and there are other useful eaves storage cupboards.

OUTSIDE

The cottage is approached off Church Lane through tall double gates onto a gravel driveway which provides additional parking and access to the garage which has an adjoining loggia/log store.

A plantsman's garden surrounds the cottage, laid to lawn with shrub and herbaceous borders, various mature trees including apple and pear trees, and a small vegetable garden. There is a chicken run, trellis smothered in roses and honeysuckle, and vine.





Local Authority

Winchester City Council 01962 840222.

Services

All mains services. Gas fired central heating.

Viewings

Strictly via Jackson-Stops, Wykeham House, 11a Southgate Street, Winchester, Hampshire SO23 9DZ.

Tel: 01962 844299

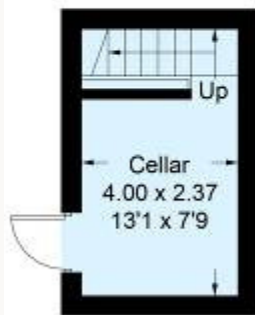


Approximate Gross Internal Area = 197.8 sq m / 2129 sq ft (Excluding Eaves / Eaves Storage)

Cellar = 9.5 sq m / 102 sq ft

Garage = 19.5 sq m / 210 sq ft


Total = 226.8 sq m / 2441 sq ft



Cellar

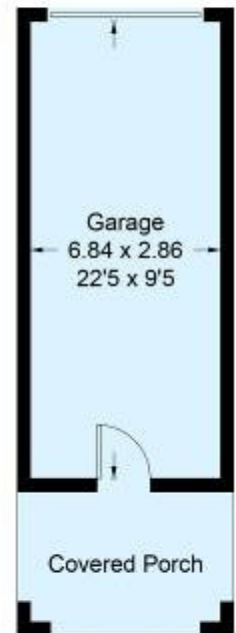


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID792279)



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

WINCHESTER

01962 844299

winchester@jackson-stops.co.uk

jackson-stops.co.uk



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