



# THE HURST

1 PARK LANE • ABBOTS WORTHY • WINCHESTER • HAMPSHIRE • SO21 1DT









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A CHARMING GRADE II LISTED PERIOD FAMILY HOME WITH GREAT CHARACTER AND  
SET IN ONE OF THE PRIME LOCATIONS ON THE OUTSKIRTS OF WINCHESTER

## ACCOMMODATION

Entrance hall • Drawing room • Study • Dining room • Kitchen/breakfast room  
Utility room • Cloakroom

4 bedrooms • Shower bathroom • Family bathroom

Cellar • Double garage • Off street parking • Gardens



### **Savills Winchester**

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## SITUATION

Abbots Worthy ideally situated for the cathedral City of Winchester and the pretty Georgian market town of Alresford, both of which offer a host of specialist shops, pubs and restaurants with Winchester having the more extensive cultural and leisure facilities. Transport links are excellent with the A33 connecting to the M3, M27, A34 and A31 alike, and the mainline railway station in Winchester with its fast connection to London Waterloo. Southampton International Airport is approximately 12 miles away offering an increasing number of routes through UK and Europe.

There is world renowned fly fishing on the River Itchen and the nearby River Test and there are a wealth of local golf courses in the area, riding and hunting, and sailing on Southampton Water. Schooling locally is first-class, with the highly regarded Princes Mead preparatory school only a short drive away and

the schooling establishments of Winchester including Winchester College, St. Swithuns School for girls, Pilgrims preparatory and Peter Symonds Sixth Form College are all accessible as are Twyford preparatory school and Perins in Alresford.

## DESCRIPTION

A charming Grade II listed detached family home offering a superb living environment with a combination extending to approximately 2,808 sq. ft. The principal reception areas include a well-proportioned drawing room with a central fireplace and a deep bay window creating a really light and bright entertaining space with good proportions. The dining room is again another excellent space for entertaining with exposed timbers and from here a corridor leads down to the kitchen/breakfast room which comes with a range of floor and wall mounted units including cupboard and drawer sections with solid wood work surfaces over, Butler sink, space for hob with extractor above.

A central island, again with solid wood surfaces, provides further preparation area and there is space for table and chairs. The study is a useful room and provides the perfect space for working from home. At first floor level there are four bedrooms, including a master bedroom with Jack & Jill en suite bathroom. There are three further double bedrooms with the benefit of an adjacent shower room. Unlike many thatched properties, this property comes with particularly well-proportioned accommodation with many of the rooms having very good ceiling heights, creating a great space for those with large families.

## OUTSIDE

The property is approached via a tarmac drive which provides parking for a number of vehicles as well as access to the garaging. There are two areas of garden, the main one adjoining the property and easily accessed off the drawing room which gives an attractive backdrop with a brick terrace and steps rising





up to the main area of lawn which is bordered by some attractive planting, giving a great degree of interest throughout the year. There is a further area of terrace around to the rear and to the side of the property is a further private area of garden with fruit trees and space for a vegetable garden.

#### ACCOMMODATION

See floor plans.

#### TENURE

Freehold.

#### SERVICES

All mains services. Gas-fired central heating.

#### OUTGOINGS

Council Tax – Band G.

#### LOCAL AUTHORITY

Winchester City Council.

#### POSTCODE

SO21 1DT.

#### DIRECTIONS

Leave the city in a northerly direction on Worthy Road (B3047). Continue to the staggered crossroads with the A33. Proceed straight over signposted Itchen Abbas. After a short distance take the first turning left into Park Lane and The Hurst will be found immediately on the left-hand side.

#### VIEWING

Strictly by appointment with Savills.





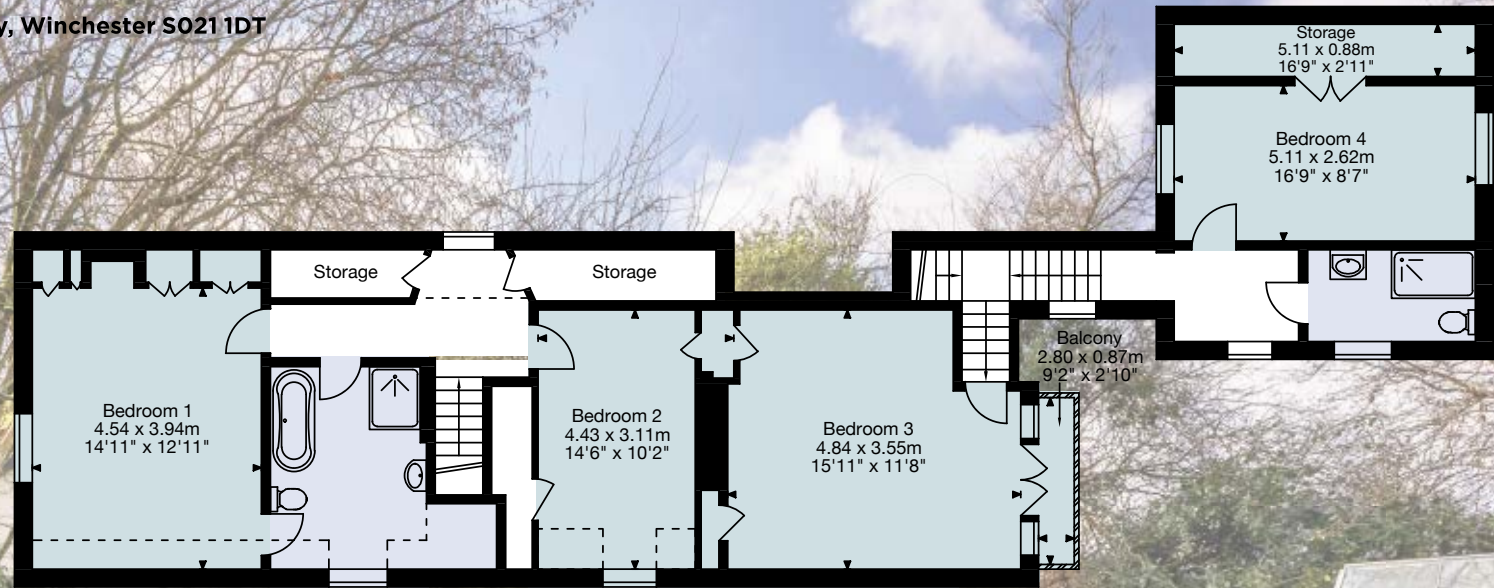
**The Hurst, 1 Park Lane, Abbots Worthy, Winchester SO21 1DT**

**Gross internal area (approx)**

**Main House** 236 sq m/2,540 sq ft

**Garage** 27 sq m/290 sq ft

**Total Area** 263 sq m/2,830 sq ft



First Floor



Cellar

Ground Floor

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