



# Classic detached Victorian villa

Chestnut Cottage, London Road, Kings Worthy, Winchester, Hampshire SO23 7QL

Freehold





Entrance Hall • Sitting Room • Dining Room • Kitchen/  
Breakfast Room • Utility Room • Cloakroom • Study • 4  
Bedrooms • Family Bathroom • Additional Shower Room  
• Front rear gardens • Off street parking

### Situation

The conservation area of Old Kings Worthy is within three miles of the Cathedral City of Winchester with its outstanding road and rail links to London and the south coast. The City offers a comprehensive range of shopping and recreational facilities, with a selection of boutiques, restaurants, cafes, a farmers' market twice monthly, and a range of cultural opportunities which include the theatre, the city museum and a military history museum.

Winchester is also home to the renowned Winchester College, St Swithun's and The Pilgrims School and a number of additional preparatory and state schools are situated locally, including the highly regarded, Princes Mead only 1 mile from the property. Winchester also offers a direct train service to London Waterloo in about 60 minutes. Excellent local facilities in Kings Worthy include a shop/post office, the well-known Good Life Farm and Coffee shop, recently rebranded Cobbs, and the Winchester Coffee Roaster next to the green. There is a sports green, public house and two parish churches.

### Description

Chestnut Cottage is a fine example of a classic Victorian home. The current owners have improved the house over the years, and there is scope to enhance the accommodation. The ground floor accommodation comprises a bright sitting room which features a large bay window to the front, traditional style moulded ceiling cornice and a 'Chesney's' open fireplace. From here leads into the dining room, where there is a feature fireplace and in turn this opens into the kitchen which has attractive arched windows that enjoy views out over the rear garden. The kitchen has been fitted with a range of handmade 'Searle and Taylor' cream painted shaker style units with granite worktops, there is a range cooker and space for other appliances, along with a breakfast bar. There is a useful utility room and a study. The first floor has four bedrooms, a bathroom and a separate shower room.







### Outside

To the front of the house is a private gravel driveway and an enclosed front garden. To the rear of the house is a part walled an enclosed garden, with a paved patio area running the width of the house, and a good sized garden shed.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.

### Planning Permission:

There is existing consent to extend the house – please see <https://planningapps.winchester.gov.uk>  
Reference: 19/02068/HOU.

### Tenure

Freehold.

### Services

Mains gas, water and electricity.

### Outgoings

Council Tax Band G

### Post Code

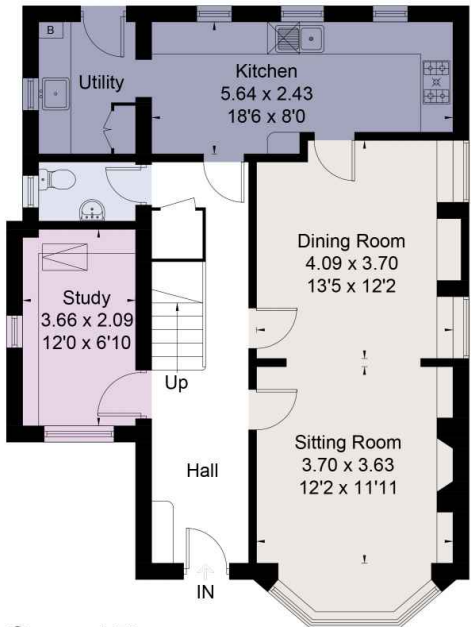
SO23 7QL

### Local Authority

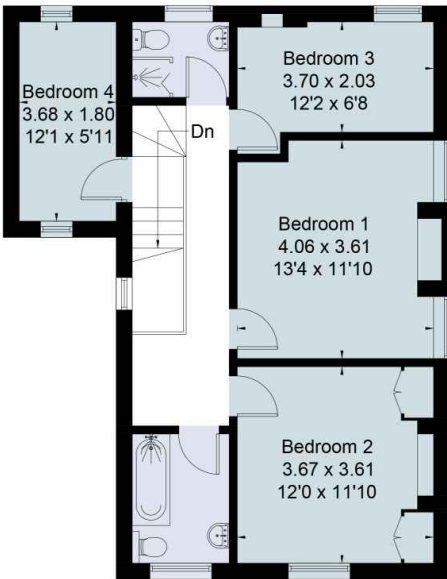
Winchester City Council



Approximate Area = 142.2 sq m / 1531 sq ft  
(Excluding Shed)  
Including Limited Use Area (2.5 sq m / 27 sq ft)  
For identification only. Not to scale.  
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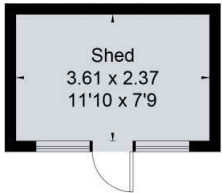


Ground Floor



First Floor

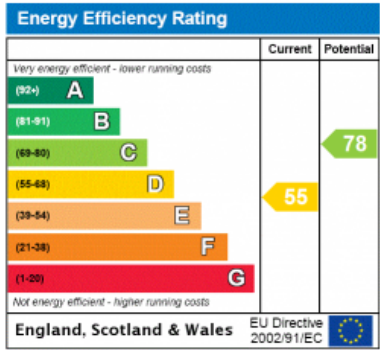
[Dashed box symbol] = Reduced head height below 1.5m



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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