



A SUPERB PLOT WITH PLANNING FOR A ULTRA-CONTEMPORARY DETACHED HOME.

PATCHINGS 'THE PLOT', LEGION LANE, KINGS WORTHY, WINCHESTER, HAMPSHIRE SO23 7RA

♦ Snug Architect Design ♦ 4 bedrooms ♦ 2 bathrooms and a cloakroom/wc ♦ Open-plan living ♦ Utility boot room
♦ Spacious entrance hall ♦ Plot size of 0.14 acre ♦ Dwelling size of 153 sq. metres ♦ Private driveway ♦ Parking for 3 vehicles

Situation

The Plot is located within the desirable village of Kings Worthy, to the North of its centre and approximately 3 miles North-east of Winchester. Kings Worthy affords excellent communications with the M3/A34/A303 motorway network as well the convenience of access to either the Winchester or Micheldever train stations which in turn offer a fast service with London Waterloo or to South/West. There are a wide variety of local amenities, shops and services including an excellent school and a regular bus service connecting to the City or surrounding villages. For the family or those seeking outdoor activities, there are some excellent recreational facilities, public footpaths and wonderful open countryside to explore. Legion Lane is a private single track lane in Kings Worthy, with established green verges along both sides, with a wide and varied selection of large detached properties ranging from older style through to the more modern design, of single or two storey dwellings. The average plot sizes tend to be on the larger side large front gardens and substantial rear gardens. Due the relief of the land, the properties follow a natural step along the lane, which in turn allows for a far reaching view toward the adjacent farmland and countryside.



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Snug Architects, one of Winchester's leading local architect practices headed up by Paul Bulkeley and his team, provided the superb contemporary design for the proposed build. The planning permission granted a build for a detached 4 bedroom property, which lies adjacent to bungalows on either side. The build will use sustainable technologies and materials such as charred timber, zinc and aluminium framed glazing as the primary materials. These provide the opportunity to create a discrete and contemporary aesthetic with technical refinement in the detail. The proposed dwelling will look to use sustainable technologies and resources where possible. Materials will be sourced locally as far as possible and via sustainable sources. Grey water harvesting and collection will be in place along with mechanical ventilation and heat recovery technology. Large south-west facing windows allow natural light and some thermal massing to occur in the property (to the rear). Large openings in the front of the property and some roof-lights allow for natural (and consistent) north light to enter the dwelling. In reference to the requirements of local planning policy CP11, water consumption and carbon emissions will be kept to the lowest levels that are practical and viable for this site. Noting that although CSH (Code for Sustainable Homes) is no-longer a government requirement, however Winchester City Council wishes to maintain CSH Level 4 for energy and water as the maximum standards applicable to any new site. This new dwelling will be in accordance with this. The interior accommodation is of a relative split level nature and will offer 4 good sized bedrooms (3 first floor and 1 ground floor), with 2 en suites, a main bathroom, and ground floor cloakroom/WC. The main living space is of an open-plan design, allowing for 3 areas for seating, dining and cooking, with access from 2 sets of bi-fold doors onto the rear garden. In addition there is a spacious entrance hall and separate utility boot room which also provides a convenient external access.

CIL Payment to be paid - £15,000-£16,000

Viewing: Strictly by appointment with Savills.