



MARK TWO

ABBOTS WORTHY • WINCHESTER • HAMPSHIRE





# MARK TWO

ABBOTS WORTHY • WINCHESTER • HAMPSHIRE • SO21 1DR

A SUPERBLY PRESENTED FIVE BEDROOM DETACHED CONTEMPORARY DESIGNED FAMILY HOME OFFERING A REAL LIFESTYLE OPPORTUNITY WITHIN A PRIME LOCATION ON THE OUTSKIRTS OF WINCHESTER

## ACCOMMODATION

Entrance hall • Upper Sitting Room • Lower Sitting area • Dining room • Kitchen/breakfast room • Utility room • Bedroom 1 with en suite bathroom  
Bedroom 2/Study • 3 further bedrooms, 1 en suite shower room • Family shower room • Double garage • Gardens

EPC = B



### **Savills Winchester**

1 Jewry Street, Winchester,  
SO23 8RZ  
gmuddle@savills.com  
01962 841 842



## 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. Swithun's School for girls, Pilgrims' preparatory and Peter Symonds Sixth Form College are all accessible as are Twyford preparatory school and Perins in Alresford.

## DESCRIPTION

Mark Two was built in 1969/70. It was designed by local architect, Charles Burford, for his daughter. At the time it was built it was definitely 'state of the art'. The architect had spent time in the USA and was incorporating their most modern design features in the homes he had built around Winchester. The current owners have enhanced the features of the property further creating some fabulous living spaces. The kitchen was renovated in 2019 with a comprehensive range of floor and wall mounted units with cupboard and drawer sections with work surfaces over. A central island with breakfast bar provides further preparation area and the vaulted ceilings make for a particularly light and bright living space.

The formal reception areas are superb in the way they interlink with one another, the lower sitting room with its central log burner creates a very welcoming feel with great ceiling heights and open plan with steps up to the dining area. This arrangement is perfect for everyday living and entertaining, it is also gives a great feeling of space. The upper sitting room offers great dimensions and with a bank of bi-fold doors onto a large balcony is a real feature room with lots of light. Looking out from this vantage point there is a great view out over the ornamental gardens to the front and a real feeling of seclusion. There is a total of five bedrooms, although one at ground floor would also work well as a study/home office. All the shower/bathrooms have been completely renovated with under floor heating in all three and Aqualisa showers in two.

Inside this home offers a contemporary lifestyle, open plan with lots of light and a feeling of great calm, a rare opportunity so close to Winchester



#### OUTSIDE

The property is approached via a driveway which provides parking and access to the garage. A pedestrian gate provides access to the inner courtyard/ornamental gardens which are attractively planted providing a real oasis and good degree of interest throughout the year. A decked area provides a perfect spot for entertaining and relaxing. The garden to the rear includes a large terrace, ideal for large gatherings and there are a number of lawn sections.

#### ACCOMMODATION

See floor plans.

#### TENURE

Freehold.

#### SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating.

#### OUTGOINGS

Council Tax – Band G

#### POSTCODE

SO21 1DR

#### LOCAL AUTHORITY

Winchester City Council

#### ENERGY PERFORMANCE

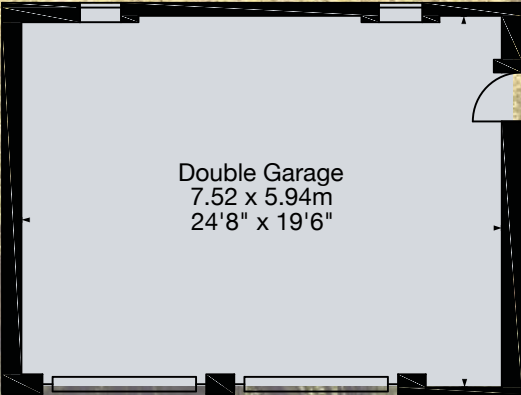
A copy of the full Energy Performance Certificate is available on request.

#### VIEWING

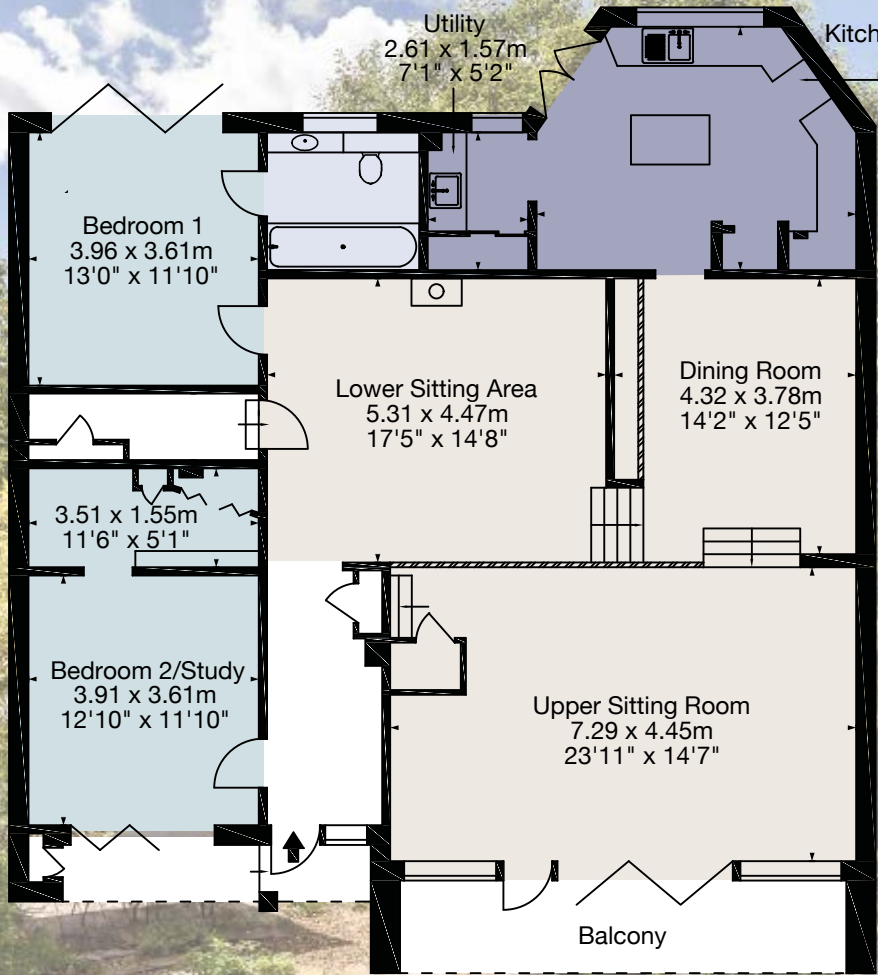
Strictly by appointment with Savills.



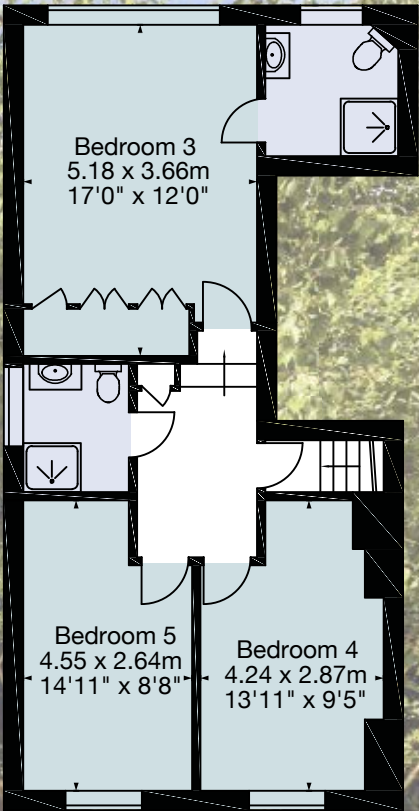
**Mark Two, Abbotts Worthy, Winchester SO21 1DR**  
**Gross Internal Area (Approx)**  
**Main House** 209 sq m/2,260 sq ft  
**Garage** 42 sq m/456 sq ft  
**Total Area** 251 sq m/2,716 sq ft



Garage

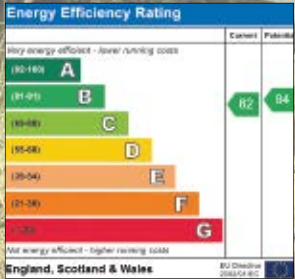


Ground Floor



First Floor

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