



Versatile family home in a quiet no-through road

3 Court Road, Winchester SO23 7QJ

Freehold



Open plan kitchen/dining/living room • Sitting room • Play room/snug • Study • Four double bedrooms • Family bathroom and en suite • South west facing garden • Double garage and driveway • EPC = D

Situation.

The property is located in Kings Worthy and lies about 1.6 miles from 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. There is also the added benefit of Kings Worthy primary school being located in the next road along from the property. Winchester also offers a direct train service to London Waterloo in about 60 minutes.

There are 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 ground, public house and two parish churches.

Description

A superb family home, with a generous corner plot of around 0.28 acre. The current owners have undertaken a thorough refurbishment of the interior since owning property from 2012. The kitchen/family space is stunning, with a comprehensive arrangement and an ideal space to entertain from. The ground floor living space is of a versatile nature with the added benefit of a good sized play room or family/snug, as well as the dedicated main living room. The first floor accommodation also offers generous sized rooms, with four double bedrooms and family bathroom. The principal bedroom has an adjoining room which is currently fitted with a bespoke range of furniture and is used as a study, however could be utilised as either a nursery or dressing room. There is a large double garage, currently utilised as a store and home gym. The house lends itself to further expansion with means to extend on either side (subject the usual consents).





Outside

Outside, there is a wide frontage, with mature shrubbery and a double width driveway for off road parking leading up to the garage. The rear garden has a wide open south-west aspect and is enclosed with mature trees and an established boundary.

Tenure

Freehold

Services

Mains services connected. Septic tank which is cleared every 18 months.

Outgoings

Council Tax Band F

Post Code

SO23 7QJ

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.



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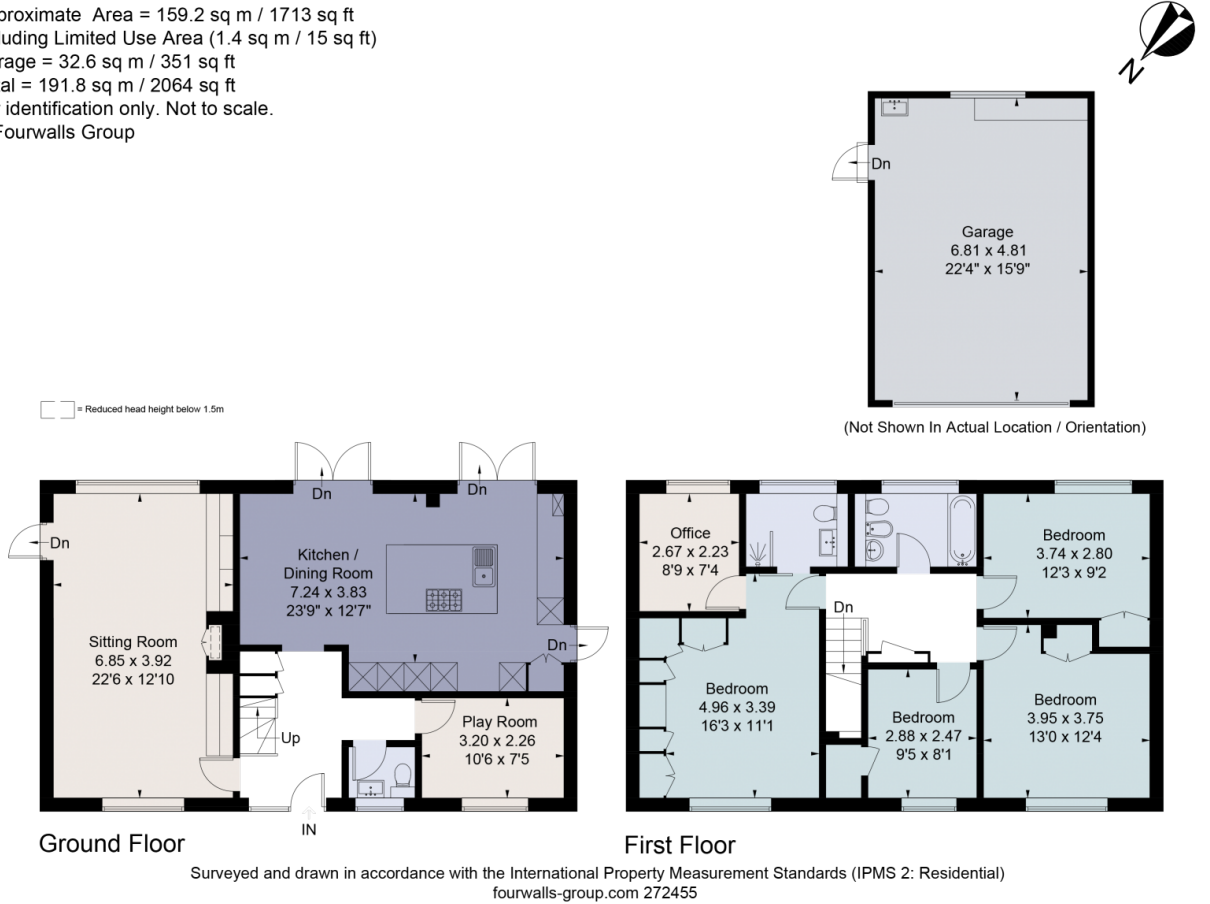
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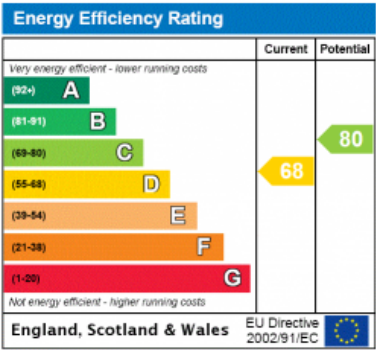
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Approximate Area = 159.2 sq m / 1713 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)
Garage = 32.6 sq m / 351 sq ft
Total = 191.8 sq m / 2064 sq ft
For identification only. Not to scale.
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 = Reduced head height below 1.5m



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