



# A superb new build detached two bedroom house

**Laurel Cottage, Westfield Road, Kings Worthy, Winchester SO23 7NT**

Freehold

savills



Reception hall • Cloakroom • Sitting room • Kitchen/  
breakfast room • Two double bedrooms • Family bathroom  
Gardens • Off road parking • EPC = B

#### Situation

Located to the rural edge of Winchester in the popular village of Kings Worthy. The village affords a wealth of amenities and a thriving community, with excellent schooling and recreational facilities. The historic City of Winchester is within a short drive or regular bus service. For the commuter, there are excellent communications for the M3/A34/A303 motorway network and mainline rail links from either the village of Micheldever or from Winchester.

#### Description

Laurel Cottage is situated in the heart of this attractive village in the corner of a quiet cul-de-sac approached via a long driveway leading to a gravelled parking area to the front and side of the property. The house itself, which has recently been built, is finished to a high standard and offers beautifully proportioned accommodation over two floors. The attractive elevations of the house are clad in oak, with contemporary metal framed windows and a slate roof. Approached through a welcoming reception hall on the ground floor there is a large reception room with doors leading out on to the rear garden. A beautifully fitted kitchen/breakfast room with contemporary units and

fitted appliances on the ground floor and a cloakroom completes the ground floor accommodation. On the first floor there are two very good sized double bedrooms and a well fitted family bathroom. A feature of the property is it's good sized garden and quiet position.

Tenure  
Freehold

Services  
All mains services connected

Outgoings  
Council Tax Band E

Post Code  
SO23 7NT  
  
Local Authority  
Winchester City Council

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

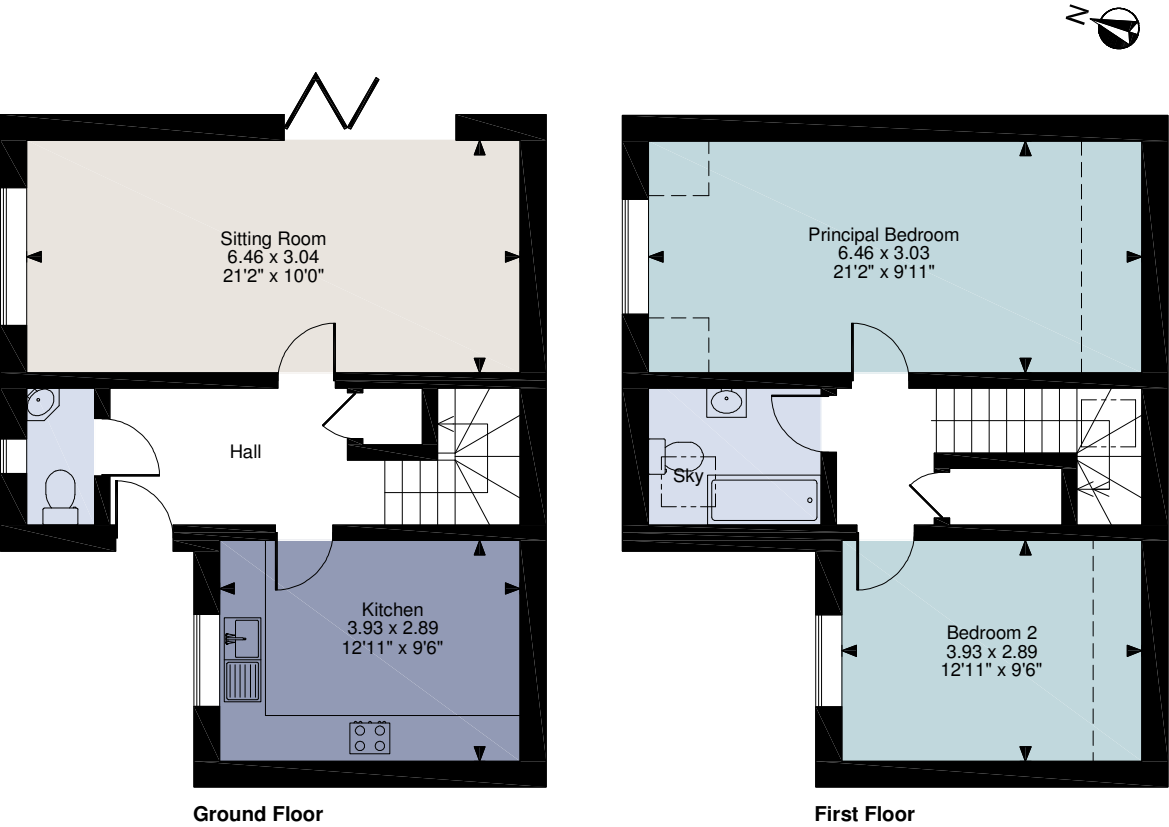
Viewing  
Strictly by appointment with Savills.





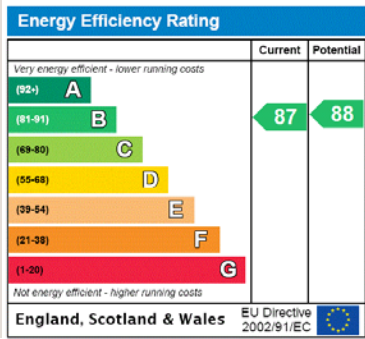


Laurel Cottage, Winchester  
Main House gross internal area = 878 sq ft / 82 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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