



Well laid out home, including a basement annexe

Orchard House, Mount Pleasant, Kings Worthy, Winchester, Hampshire, SO23 7QU

Freehold



Situation

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. There are excellent local facilities in Kings Worthy including 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. The City of Winchester 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 a number of highly regarded preparatory and state schools, including Kings Worthy Primary School, The Westgate School, St Swithuns Girls School and the renowned Princes Mead is located approximately 1 mile from the property.

Description

Built in 2017, Orchard House has accommodation arranged over three floors. There are plantation blinds throughout the ground floor along with high quality vinyl board floors. The accommodation comprises a generous sitting room with a bay window and has bi-fold doors out onto the garden, there is a lovely open plan kitchen/dining room with

central island/breakfast bar with a range of integrated appliances, including a gas range style cooker, microwave and a fridge/freezer.

To the rear of the house is a fully fitted utility room with space and plumbing for washing machine and tumble dryer, along with plenty of storage. A cloakroom completes the accommodation on this level.

A contemporary staircase with a feature window, takes you to the first floor, where there are three double bedrooms. A principal room with en suite bathroom and two further bedrooms and a main bathroom.

Annexe

In addition to the main house, there is a very spacious lower ground floor which is currently used as a self-contained annexe which provides excellent ancillary accommodation for guests and also has rental potential as it has both external and internal access. The accommodation here consists of a large open plan kitchen, living and dining room, with built in storage. There is a double bedroom and a bathroom, along with a storage room.

Outside

Adjacent to the property is a gravel driveway with parking for several cars. There is a paved terrace that wraps around the house, along with an area laid to lawn. There are raised beds bordered with sleepers that contain mature shrub and herbaceous planting.



Tenure

Freehold

Services

All mains services connected

Outgoings

Council Tax Band E

Postcode

SO23 7QU

Local Authority

Winchester City Council

Energy Performance

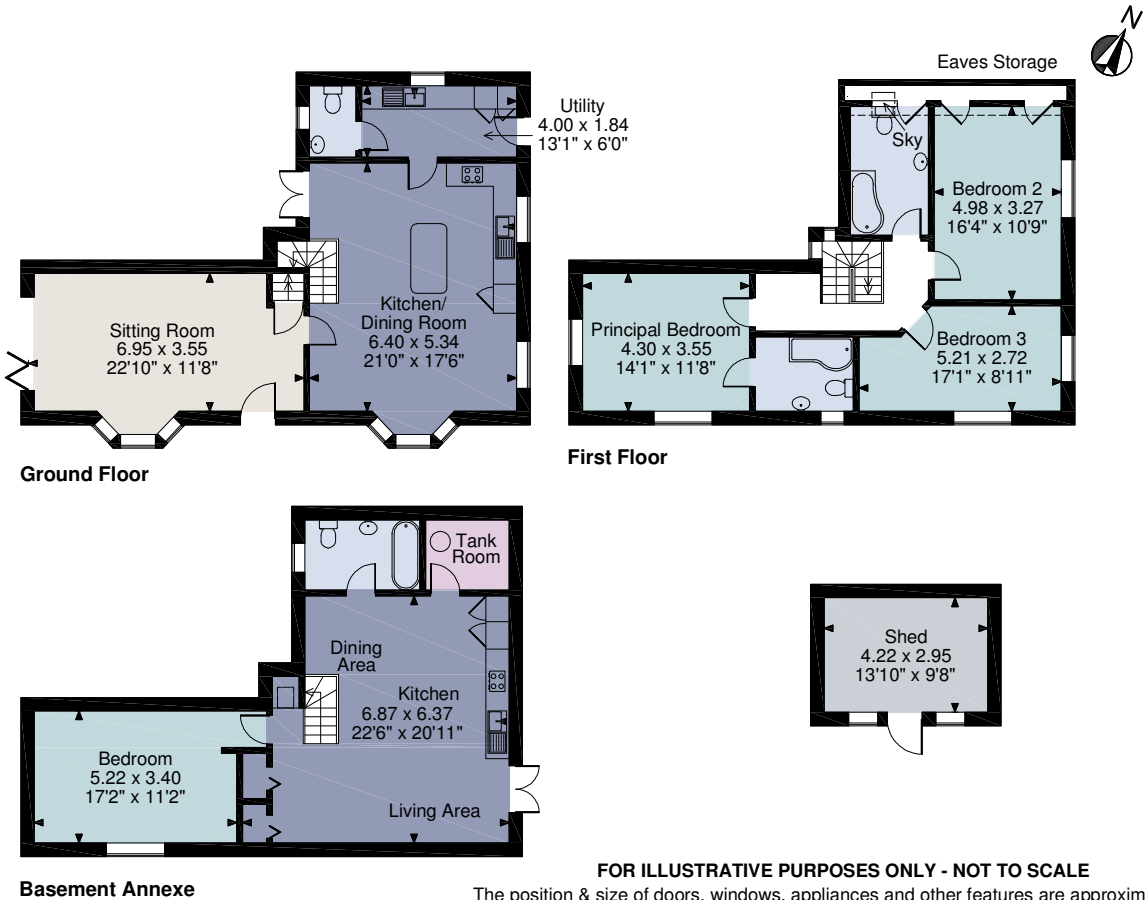
A copy of the full Energy Performance Certificate is available on request.

Viewing

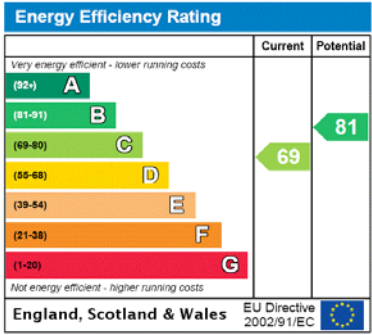
Strictly by appointment with Savills.



Orchard House, Winchester
Main House gross internal area = 1,479 sq ft / 137 sq m
Basement Annexe gross internal area = 735 sq ft / 68 sq m
Total gross internal area = 2,348 sq ft / 218 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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