



Hookpit Farm Lane, Kings Worthy, Winchester, Hampshire, SO23 7NA

Winkworth

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Neatly presented, substantial property with double garage

This neatly presented property is located in a popular road in Kings Worthy and offers generously proportioned accommodation with a pleasing balance between reception space and numbers of bedrooms - perfect for modern family life.

The large entrance hall welcomes visitors into the property, to the left is the fourth bedroom and a smart downstairs shower room and to the right is a downstairs WC and useful storage cupboard. A secondary hallway leads onto bedrooms two and three which are to the front of the property together with a large store.

Stairs rise to the first floor where there is an array of well-proportioned, bright rooms. The master bedroom benefits from a built-in wardrobe and large bathroom with bath and shower over. The sitting room and dining room are central in the accommodation and are lovely, bright spaces thanks to the windows providing plenty of light. The sitting room provides access to a wonderful, covered balcony which is a great size and perfect for relaxing. The fantastic, modern kitchen is adjacent and connected to the dining room and has plenty of floor and eye-level cabinets together with integrated microwave, dishwasher, washing machine, range cooker and a kitchen island with further cupboard space. Patio doors and a stable door from the kitchen lead out to the garden and there is space for a table and chairs to create a breakfast area.

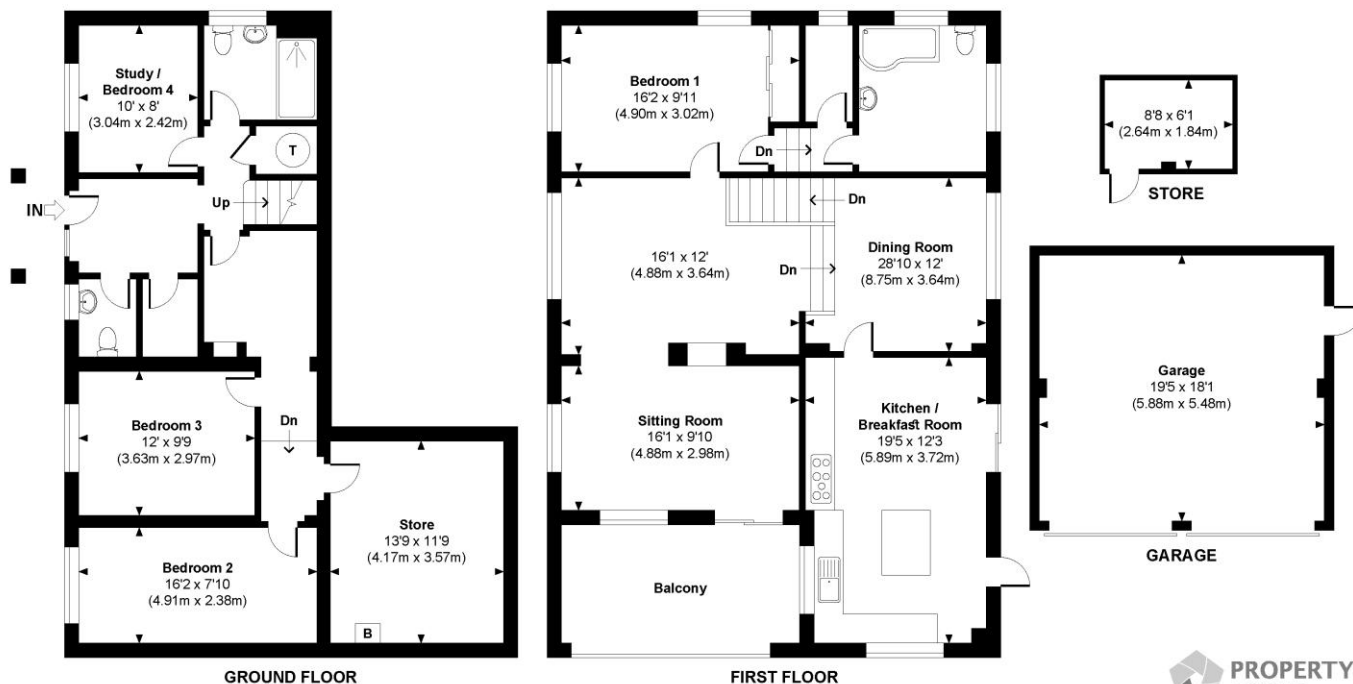
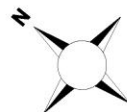
To the front of the property there is a lovely large, gated driveway suitable for parking several vehicles and a double garage. The sizeable rear garden has a patio area for seating with a gradual slope up to the lawn area together with an attractive brick wall that separates these two areas. A brick-built storage shed is placed to the side of the garden and there are several mature shrubs that line the borders.





Arezzo

Approximate Gross Internal Area
Main House = 1899 Sq Ft / 176.36 Sq M
Garage = 347 Sq Ft / 32.22 Sq M
Store = 52 Sq Ft / 4.86 Sq M
Total = 2298 Sq Ft / 213.44 Sq M
Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

From Southgate Street, turn right into Jewry Street and go straight across at the traffic lights at the junction with North Walls and onto Hyde Street. At the T-junction turn right onto the Worthy Road. About a mile along this road turn left into Bedfield Lane and right at the next T-junction into Springvale Road. Just after Tesco, turn left into Hookpit Farm Lane.

Location

Hookpit Fram Lane is in the heart of the village of Kings Worthy and a short distance from Kings Worthy Primary School. Locally there are two public houses, a Tesco Express, doctors surgery, post office and Good Life farm shop and café. Kings Worthy is an excellent location for access to the A34, A33 and M3 motorway. The City of Winchester is a short distance away, with its mainline railway station (links to London Waterloo in about 60 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic cathedral.

COUNCIL TAX: Band E, Winchester City Council

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: FTTC (Fibre to the Cabinet). Checked on Openreach February 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: D

PARKING: Off street parking on driveway

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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