



Cloverbank, Kings Worthy, Winchester, SO23 7TP

Winkworth



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## Contemporary Three Bedroom Home in Village Cul-de-Sac

This immaculately presented detached family home with spacious living accommodation is situated in a cul-de-sac in the popular village of Kings Worthy. The property offers excellent accommodation with a pleasing balance between reception space and number of bedrooms - perfect for modern family life.

On the ground floor the welcoming entrance hall gives access to the generous open-plan sitting/dining room which stretches the full depth of the house with a window to the front and French doors opening onto the rear patio and garden beyond. This room also has the benefit of a wood burning stove and underfloor heating which flows throughout the ground floor. The lovely kitchen is well appointed and bright with fitted units providing ample storage. Integrated appliances include double oven, gas hob, extractor, dishwasher and fridge/freezer. A door from the hallway leads into the garage, which is currently being used as useful extra living space and has a door leading to the side of the house, allowing access to both the front and rear of the property. Handy understairs storage and a smart downstairs WC complete the accommodation on this floor.

On the first floor the three double bedrooms radiate from a bright, spacious landing. The principal bedroom has built-in wardrobes and an en suite shower room, and there are two further good-sized bedrooms which share the contemporary family bathroom.

Outside to the front of the property the driveway provides ample off road parking for up to three vehicles. There is a further parking space opposite the house. A gate gives side access to the beautifully maintained, south-facing garden with a patio area for seating and mature shrub borders. An awning provides welcome shade in the summer months and there is a useful shed for storage.



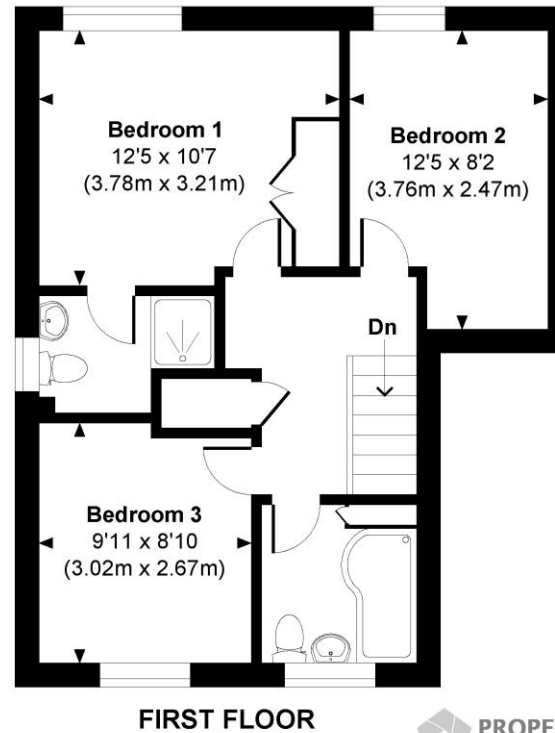
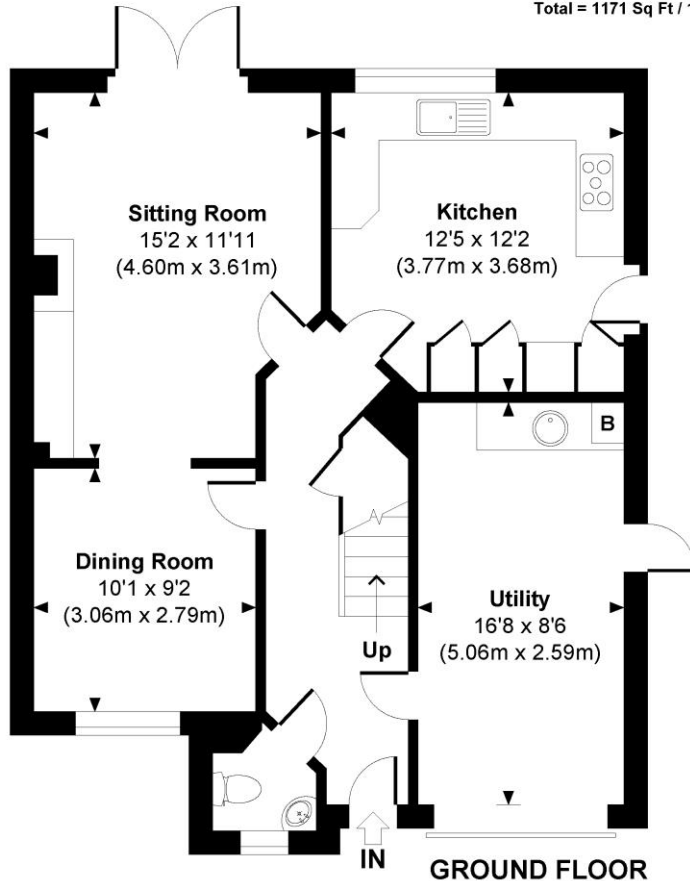




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### Cloverbank

Approximate Gross Internal Area  
Total = 1171 Sq Ft / 108.82 Sq M



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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.

### Directions

From our office in Southgate Street, turn right and immediately left 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. Turn left at the T-junction into Stoke Charity Road and take the first left into Cloverbank.

### Location

Cloverbank is located in the popular village of Kings Worthy, approximately 3 miles from Winchester city centre. Nearby is a supermarket, doctors surgery, post office, farm shop and local primary school. There is easy access to Winchester with its railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The M3 motorway, A34 and A33 are all easily accessible from this location. The property is within close proximity to a main bus route into the city centre and is equally conveniently located for access to open countryside where there are many well marked bridleways and footpaths.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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