



Kings Worthy, Winchester



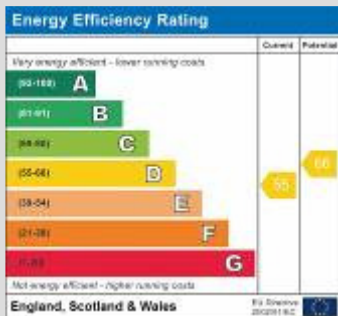


**Boyne Mead Road
Kings Worthy
Winchester
SO23 7QZ**

DETACHED PROPERTY POSITIONED IN A PRIVATE ROAD IN THE SOUGHT AFTER LOCATION OF KINGS WORTHY

- Lounge • Study
 - Kitchen • Dining Room
 - Two Bedrooms • Bathroom
 - Garage • Garden
- (ref: 804204)

Guide Price £500,000



The Property

This detached property is located in a private road in the popular location of Kings Worthy. The property is nestled well on a useable plot and does require some updating internally meaning this will no doubt be a popular opportunity.

Internally the property currently offers two similar size double bedrooms on the first floor with a spacious bathroom. The ground floor has a good sized triple aspect lounge with feature fireplace and patio doors leading directly onto the garden, separate dining room, kitchen/breakfast room, study, integral garage and WC.

Externally there is ample off road parking to the front and a fair sized private garden to the rear with a leafy and pleasant outlook. The property would also allow extension if required (stpp).

Kings Worthy is a popular village just a few miles from Winchester. There is a regular bus route with stops nearby for access to the city, where a wealth of history and culture awaits. More locally there are many facilities and amenities for your convenience, including a Tesco Express, hairdressers and popular public houses. The village primary school is popular and receives a Good rating from Ofsted.

Room Sizes

Lounge	6.88m (22'7) x 3.99m (13'1)
Study	2.82m (9'3) x 2.77m (9'1)
Kitchen	3.99m (13'1) x 3.71m (12'2)
Dining Room	3.71m (12'2) x 2.82m (9'3)
Bedroom One	5.11m (16'9) x 3.53m (11'7)
Bedroom Two	4.9m (16'1) x 3.71m (12'2)
Bathroom	2.82m (9'3) x 1.57m (5'2)
Garage	4.83m (15'10) x 2.79m (9'2)





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE
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Details prepared by Mark Dryhurst

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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