



**Loader Close, Kings Worthy, Winchester, Hampshire, SO23 7TF**

**Winkworth**

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## Superb Extended Family Home in Rarely Available Cul-de-Sac

This superb, detached family home is situated in a quiet cul-de-sac location in the popular village of Kings Worthy. The property has been recently extended and refurbished to an extremely high standard employing careful attention to detail and high-quality fixtures and fittings. With appealing spaces in which to relax and unwind, as well as excellent practical credentials throughout, this stylish house is sure to attract families looking for that perfect home.

The heart of the home is the open plan kitchen/dining/family room which is incredibly bright courtesy of large Velux windows and two sets of bifold doors onto the garden. The sleek kitchen is beautifully appointed with fitted units providing ample cupboard space and a superb island unit housing a Neff induction hob and further storage. Other integrated appliances include two Neff ovens, a Neff combination oven/microwave and a wine cooler, with space for a dishwasher and fridge/freezer. There is also plenty of room for a good-sized dining table and chairs and a further family seating area. A useful utility room leads off the kitchen with space and plumbing for a washing machine and tumble dryer and side access leading to both the front and rear of the property.

The welcoming sitting room stretches from front to back with an electric feature fireplace and double doors to the garden. Bedroom five to the front is an excellent size and might equally be used as a family room or playroom. One half of the integral double garage could be converted to create an en-suite bath or shower room enabling this space to form a perfect annexe for overnight guests or for those needing accommodation all at ground-floor level. A smart study and a downstairs cloakroom complete the accommodation on this floor.

Upstairs the excellent quality continues on the first floor with four well-presented bedrooms. The principal bedroom is an impressive size with windows to the front and rear. It benefits from a generous amount of built-in storage courtesy of mirrored wardrobes with sliding doors and also has the advantage of a stylish contemporary en-suite shower room. A further three double bedrooms share the modern family bathroom.

Outside there is private, off-road parking for two cars in front of the double garage with an additional space to the front of the house. Three steps lead up to the front door with an area of lawn either side. Gates on both sides of the property provide access to the rear where the well-maintained garden is enclosed by a wall and fencing providing a good degree of privacy. The garden is mainly laid with artificial turf with a paved patio area perfect for outside dining and entertaining.





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### Directions

Leaving Winchester on Worthy Road, continue onto London Road and join the A33. Take the first exit left onto Lovedon Lane. Continue on this road until the left turn onto Loader Close and the property can be found on the right-hand side.

### Location

Loader Close is in the heart of the village of Kings Worthy and a short distance from Kings Worthy Primary School. The recreation ground at the end of the close comprises playing fields, a newly renovated children's playground, basketball courts and a sports and social club. Locally there are two public houses, a Tesco Express, post office and Cobbs 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.

**Tenure:** Freehold

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

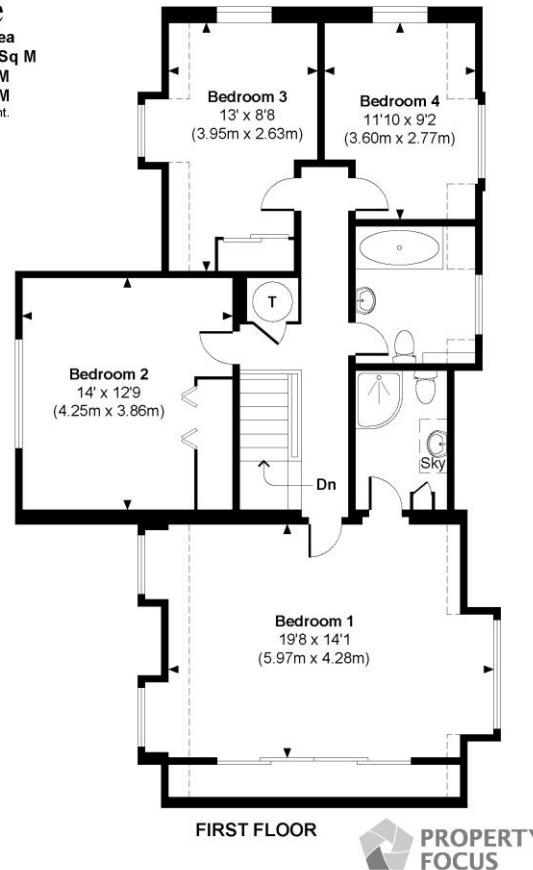
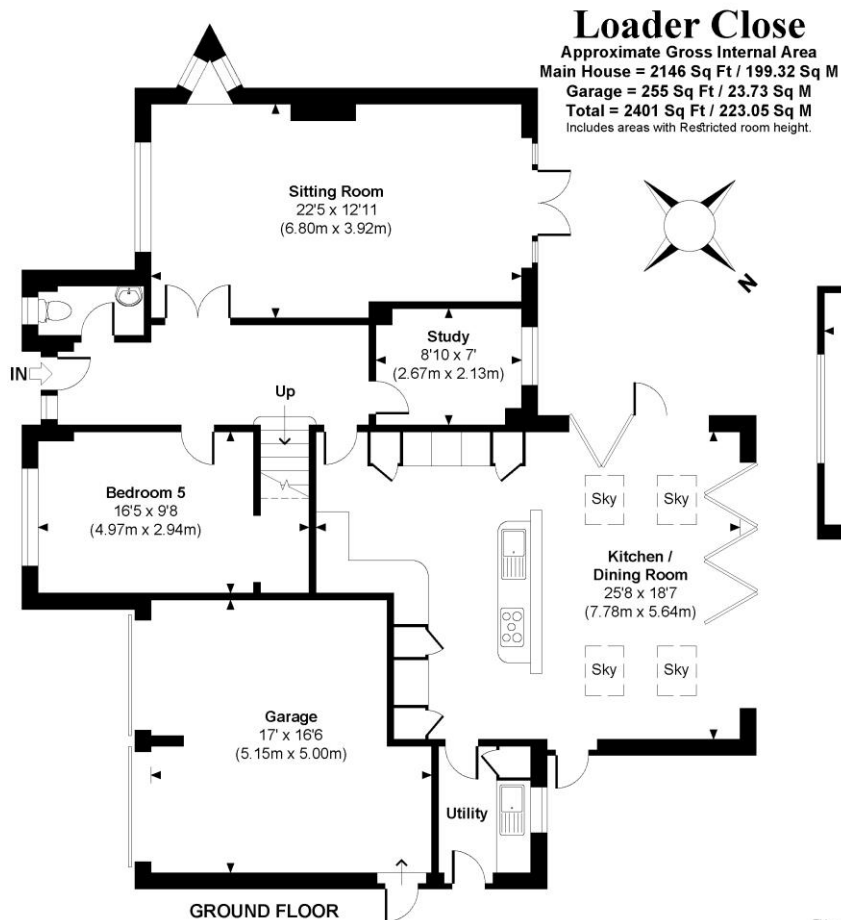
Council tax band: F

**EPC rating:** To be confirmed

### Viewings

Strictly by appointment with Winkworth Winchester Office

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



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**Winkworth**

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