



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

Winkworth



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

Beautifully presented, substantial property with double garage

This beautifully presented property is located on the edge of the popular village of Kings Worthy and offers generously proportioned accommodation with a pleasing balance between reception space and number of bedrooms – perfect for modern family life.

The covered porchway and bright front entrance hall welcomes visitors into the property with an extra large cloakroom for coats, shoes and suitcases alongside a downstairs WC. An inner hallway leads to the right onto double bedrooms two and three together with a large storeroom/games room. To the left of the inner hallway are the fourth bedroom/study, a smart downstairs shower room and a large airing cupboard.

Stairs rise to the first floor where there is an array of well proportioned, bright living room areas. The sitting room area revolves around a double fronted feature log burner which is central in the accommodation with lovely, bright spaces thanks to the many windows providing plenty of light. The sitting room also provides access to a wonderful covered balcony which is a great size and perfect for relaxing in all seasons. The sitting room areas lead to the adjacent dining room which connects to the fantastic, modern kitchen which 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, plus space for a table and chairs to create a breakfast area. Patio doors and a stable door from the kitchen lead out to the rear garden. The master bedroom is also located on the first floor adjacent to the lounge and includes built in wardrobes, a walk-in wardrobe and an extra large ensuite bathroom with bath/shower, washbasin and toilet.

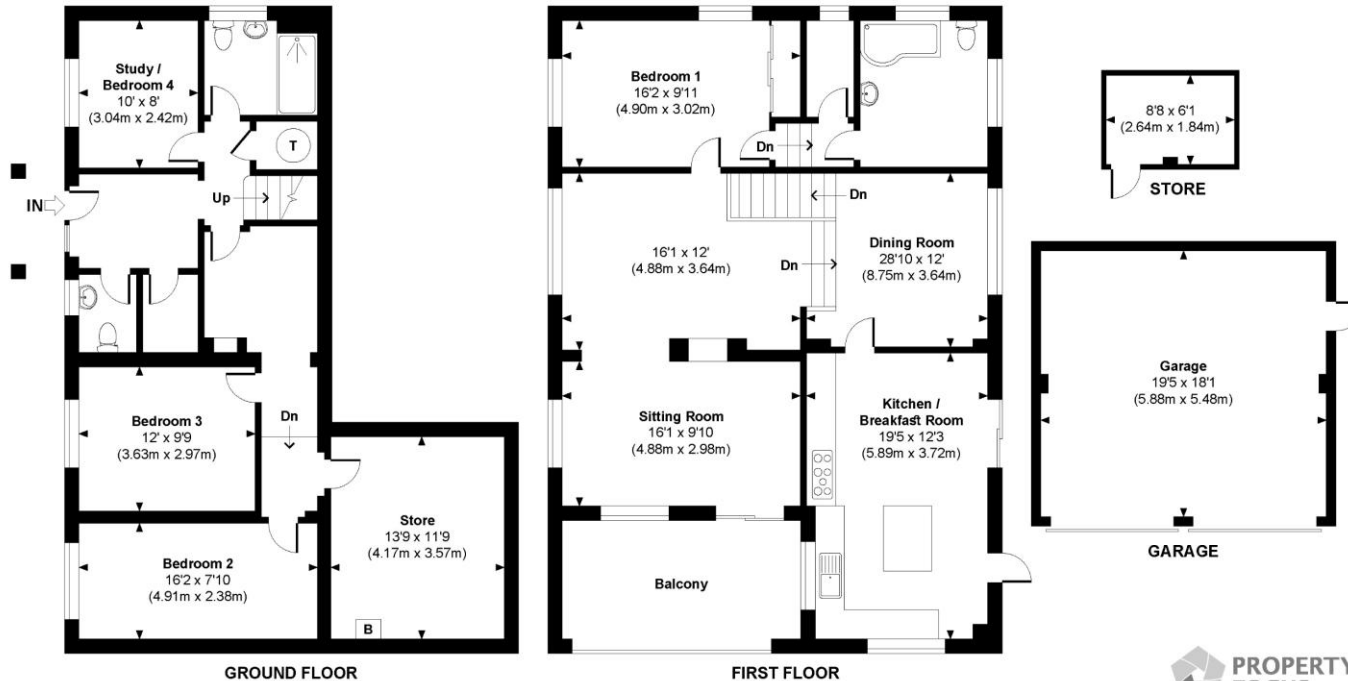
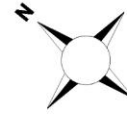
To the front of the property the wide driveway leads to a lovely large gated secure parking area for several vehicles plus a double garage including good storage and workshop space. The private rear garden has a large patio area with an attractive wall with steps that lead to an enclosed rear lawn with several mature shrubs that line the borders, plus a greenhouse and several raised beds for fruit and vegetable growing. An adjacent brick-built garden store provides secure storage for garden tools and equipment and additional log storage for the lounge log burner.



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

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.



© www.propertyfocus.co | Professional Property Photography & Floorplans

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 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 Farm Lane is located on the edge of the village only minutes walking distance from open countryside, popular walking paths and cycling trails. Locally the village includes a primary school, two public houses, community centre and social club, a farm shop and cafe, mini supermarkets, hairdressers, post office and a pharmacy. 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, various primary and secondary schools, and of course, the City's historic cathedral, Peter Symonds College and Winchester University.

COUNCIL TAX: Band E, Winchester City Council

SERVICES: Mains Gas, Electricity, Water. Private Drainage (Septic Tank).

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)

Winkworth Winchester

72 High Street, Winchester, SO23 9DA
01962 866 777 | winchester@winkworth.co.uk

Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU
020 7870 4878 | countryhouse@winkworth.co.uk

Winkworth

See things differently