



**Bull Farm, Stoke Charity Road, Kings Worthy, Winchester, Hampshire,
SO23 7LS**

Winkworth



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An Exceptional Country Retreat Offering Generous Space and Open Countryside Views

Set behind handsome brick pillars adorned with lion statues, this impressive, detached family home immediately exudes presence and warmth. The traditional red-brick and timber façade is complemented by a large private driveway framed by mature hedges and trees, leading to an open-fronted double carport with adjoining storage. Stepping inside, the layout flows naturally, beginning with a welcoming hallway and a conveniently positioned ground floor W/C. To the front of the house sits a well-designed study and family room, currently arranged with full-height bookshelves and rich red carpeting — an ideal retreat for quiet work or reading. This space also benefits from underfloor heating, providing year-round comfort. Underfloor heating is also installed in the utility room, front porch, and cloakroom.

The heart of the home lies to the rear, where the kitchen and dining areas combine functionality with elegant design. The kitchen features solid oak and shaker-style cabinetry, tiled flooring, exposed beam and a wine cooler, forming a warm and social hub for family life. Adjoining this space, the dining room enjoys a welcoming atmosphere with French doors opening directly to the rear garden for effortless indoor-outdoor living. Completing the ground floor, the superbly proportioned sitting room offers an inviting yet impressive setting, with neutral tones and polished wood panelling. Large windows and French doors fill the room with natural light, creating a space ideal for both everyday relaxation and entertaining on a grand scale.

Upstairs, the principal bedroom suite spans the full length of the house, combining calm, understated décor with a large dressing room and an en suite shower room. Bedroom three and bedroom five are positioned to the front of the property, both beautifully presented and filled with natural light; bedroom three features a striking monochrome accent wall, while bedroom five offers a serene retreat with elegant décor. Bedrooms two and four, located to the rear, enjoy far-reaching countryside views and a peaceful atmosphere. Each of the first four bedrooms benefits from its own en suite shower room, while the family bathroom, finished with sleek grey tiles, chrome fittings, and a full-sized bathtub, also includes a built-in cupboard providing additional storage.

Outside, the property offers exceptional outdoor space designed for both relaxation and entertaining. From both the dining and sitting rooms, French doors open onto a paved terrace perfect for al fresco dining, leading to expansive lawns bordered by mature hedgerows and uninterrupted rural views. The grounds also feature a log store, a garden shed, and an additional store, providing ample space for tools, equipment, and creative projects. A timber outbuilding and covered barbecue area add further versatility for hobbies or gatherings throughout the seasons. To the front, the sweeping driveway, double garage, and carport provide ample off-street parking, completing this beautifully balanced home that combines generous interiors, thoughtful layout, and superb grounds in an idyllic countryside setting.



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Approximate Gross Internal Area
 Main House = 2448 Sq Ft / 227.4 Sq M
 Double Garage = 353 Sq Ft / 32.8 Sq M
 Total = 2801 Sq Ft / 260.2 Sq M
 Outbuildings = 269 Sq Ft / 25.0 Sq M
 (Excluding BBQ Hut / Car Port)
 Total = 3070 Sq Ft / 285.2 Sq M



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

Head west on High Street towards Staple Gardens. From there, follow the B3047 and Lovedon Lane towards Kings Worthy — a scenic drive of approximately 3.6 miles. Upon reaching Kings Worthy, turn right; the destination will be on the left.

Location

Stoke Charity Road is in the village of Kings Worthy, a short distance from the primary school and local amenities including two pubs, a Tesco Express, post office, farm shop, and café. The village offers excellent access to the A34, A33, and M3, making it ideal for commuters. Nearby Winchester is just a short drive away, with a mainline station to London Waterloo (approx. 60 minutes), as well as shops, restaurants, theatres, museums, and its historic cathedral.

PROPERTY INFORMATION:

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage

BROADBAND: Full Fibre Broadband Available to Order Now. Checked on Openreach October 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: Large Driveway, Double Garage and Carport.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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