



Ilex Close, Kings Worthy, Winchester, SO23 7TL

Winkworth





Ilex Close, Kings Worthy, Winchester, SO23 7TL

## Handsome and well-presented detached house within a quiet cul-de-sac

This attractive detached family house has extensive and pleasingly designed accommodation throughout. It was originally built by Portman Homes and occupies an enviable position in a quiet cul-de-sac in the popular village of Kings Worthy. The property offers well-proportioned accommodation with a good balance between reception space and numbers of bedrooms - perfect for modern family life. Recent improvements include updated bathrooms in 2020.

A trellis porch covers the front door which opens onto a good-sized, central entrance hall. To one side is the well-appointed study or family room, while on the opposite side is the comfortable sitting room with impressive, central brick fireplace and French doors opening onto the garden. The room narrows at one end to another useful study or reading area. The kitchen is well-appointed and bright with fitted units providing ample storage space, while integrated appliances include oven, grill, hob, dishwasher, washing machine and fridge/freezer. Steps lead up to the dining room, which has a utility area just off and French doors onto the garden. A W.C. is located just off the hall.

Stairs rise to the first floor where there are four good bedrooms and a smart family bathroom. All the bedrooms have built-in wardrobes/cupboards, and the principal bedroom boasts an en-suite shower room.

Outside to the front of the house there is a lawned garden and off-road parking on the driveway leading to the detached double garage. There is side access to the lovely south-west facing rear garden which is beautifully stocked with a variety of shrubs and plants in the borders which surround the lawn.







## Ilex Close, Kings Worthy, Winchester, SO23 7TL

### Directions

From our office in 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 Hook Pit Farm Road, then left again. Ilex Close is the second left.

### Location

Ilex Close is in the heart of the village of Kings Worthy and a short distance from Kings Worthy Primary School. Locally there are two public houses, a Tesco Express, pharmacy, 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. The Spring bus service runs regularly from Tesco Express into Winchester city centre.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage

### Council tax band

F Winchester City Council

### EPC rating

D

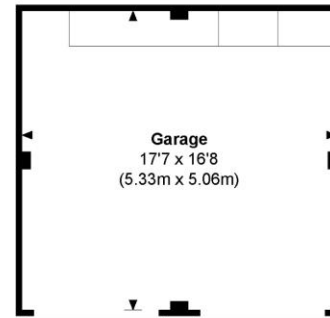
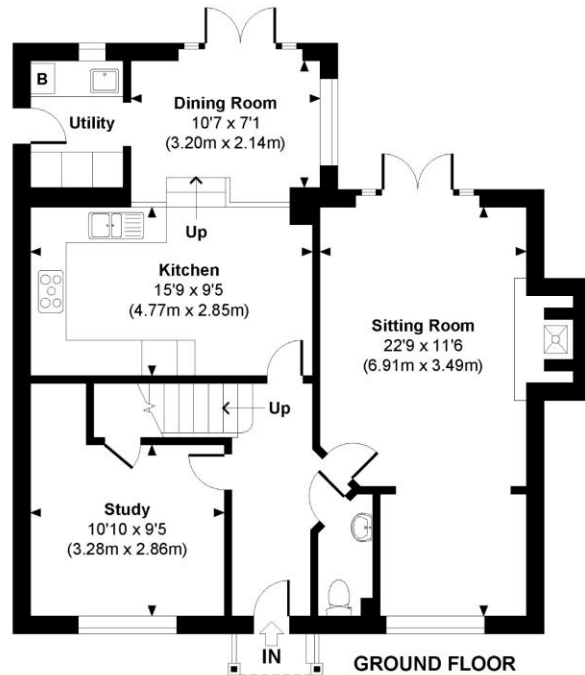
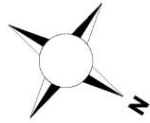
### Viewings

Strictly by appointment with Winkworth Winchester Office

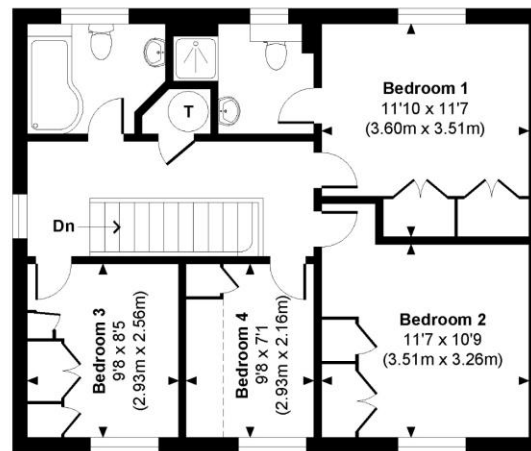
[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Ilex Close

Approximate Gross Internal Area  
Main House = 1415 Sq Ft / 131.43 Sq M  
Garage = 290 Sq Ft / 26.97 Sq M  
Total = 1705 Sq Ft / 158.04 Sq M  
Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



GARAGE



FIRST FLOOR



© 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.

Indicates restricted room height less than 1.5m.

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently