



Abbotts Lea Cottages, Worthy Road, Winchester, Hampshire, SO23 7HB

Winkworth

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Two-Bedroom House in Peaceful Retirement Development

This attractive and spacious two-bedroom house is in the exclusive Abbotts Lea Cottages development for the over 55s and is offered with no forward chain. Located just a short distance from Winchester City Centre and the train station this property is perfect for retirement living.

The spacious hallway has two built-in cupboards providing useful storage and provides access to the downstairs accommodation. The smart fitted kitchen lies to the front and features integrated appliances including oven, grill, gas hob as well as space for a dishwasher and washing machine. To the rear, the spacious sitting room is lovely and bright courtesy of large, full-height windows and a glazed door opening out to the garden. Adjacent to the sitting room, the dining room, could alternatively be used as a bedroom in combination with the super downstairs shower room and WC, creating a perfect space for those needing accommodation all at ground-floor level.

Stairs rise to the first floor where there are two double bedrooms and a bathroom. A stairlift is currently in place and can be included in the sale or easily removed, depending on a purchaser's preference. Both bedrooms are a good size and lie to the rear overlooking the garden, while bedroom one benefits from built-in wardrobe storage.

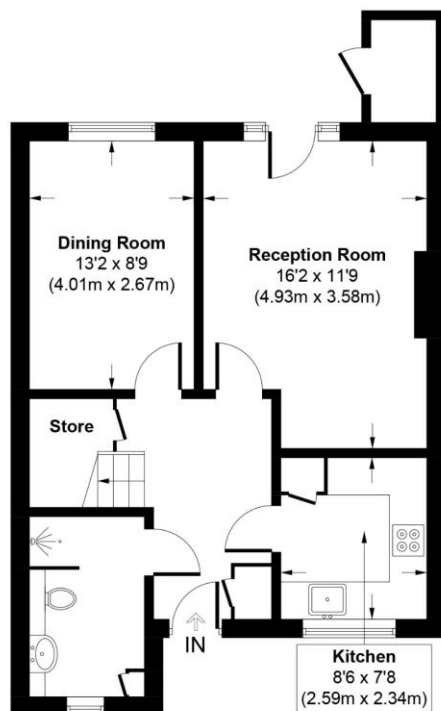
Outside there is a low maintenance patio garden to the rear, perfect for relaxing or dining al fresco. The property benefits from one allocated parking space.



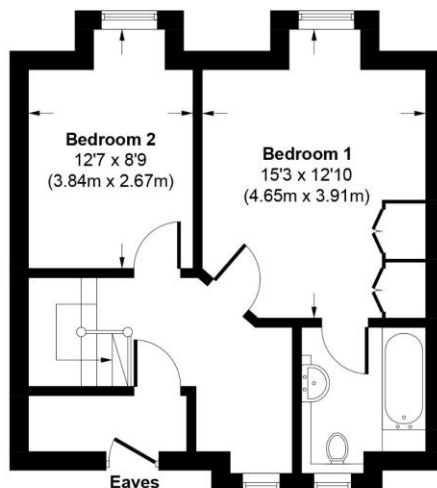


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Approximate Gross Internal Area
Main House = 1007 Sq Ft / 93.6 Sq M
(Excluding External Cupboard)



GROUND FLOOR



FIRST FLOOR

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

From the High Street take the second exit at the roundabout, following the one-way system down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. After approximately 0.5 miles, turn right into Abbotts Lea Cottages.

Location

Abbotts Lea Cottages are located on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short distance to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location.

COUNCIL TAX: Band E, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: C

PARKING: One allocated parking space.

Viewings

Strictly by appointment with Winkworth Winchester Office

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

Winkworth Winchester

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Winkworth

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