



Elan Court, Winchester, Hampshire, SO23 7LN

Winkworth





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## A stylish and light-filled modern townhouse, discreetly positioned within a sought-after village setting.

A beautifully presented modern townhouse, discreetly positioned to the rear of this small and highly regarded contemporary development in the popular village of Kings Worthy. Arranged over three floors, the property offers stylish, light-filled accommodation ideally suited to modern family living and entertaining. From the front, the house presents an impressive three-storey façade, while to the rear the architecture is notably more contemporary. Internally, a welcoming entrance hall provides access to a cloakroom and opens into a generous, part-vaulted inner hallway from which the principal reception rooms flow.

The dual-aspect sitting room is a standout feature, enjoying excellent natural light and a sense of volume, enhanced by its part-vaulted ceiling. Glazed doors open directly onto the rear garden and into the adjoining sunroom, creating an excellent flow throughout the ground floor. The sunroom sits neatly between the sitting room and kitchen/dining room and offers a calm, light-filled space ideal for a variety of uses. The kitchen/dining room is bright and well-proportioned, fitted with an integrated washing machine, fridge freezer, dishwasher and an induction hob. The dining area comfortably accommodates a full-size table and sliding doors open onto the courtyard terrace, making it ideal for entertaining.

The first floor provides two good double bedrooms, served by a smart family bathroom, along with an airing cupboard housing the boiler. The entire second floor is dedicated to the principal bedroom suite, comprising a spacious double bedroom, a walk-in wardrobe and a contemporary en-suite shower room. The property has been further enhanced with new carpets throughout and plantation shutters fitted to all three bedrooms in 2025. Outside, the garden has been thoughtfully landscaped over two levels, featuring a patio terrace directly to the rear of the house and steps leading up to a raised lawn. Although north-facing, the upper tier enjoys sunlight throughout the day, and a garden shed provides useful additional storage.

Built in 2006 by Laing Homes, the property benefits from allocated parking for one car and additional visitors' parking. This is a well-balanced and highly attractive home, conveniently located for Winchester, the mainline railway station and the surrounding countryside.







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Approximate Gross Internal Area = 1833 Sq Ft / 170.3 Sq M  
(Excluding Void / External Cupboard)



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 Southgate Street, proceed 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 Worthy Road. About a mile along this road turn left into Bedfield Lane and right at the next T-junction into Springvale Road. Pass Tesco Express, and Elan Court can be found on the left-hand side.

### Location:

Elan Court 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, post office and Good Life 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.

### PROPERTY INFORMATION:

**COUNCIL TAX:** Band E, Winchester City Council.

**SERVICES:** Mains Gas, Electricity, Water & Drainage

**BROADBAND:** Fibre to the cabinet Broadband Available.

Checked on Openreach January 2026.

**MOBILE SIGNAL:** Coverage with Certain Providers.

**HEATING:** Mains Gas Central Heating.

**TENURE:** Freehold

**EPC RATING:** C

**PARKING:** Allocated and visitors parking

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

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