



**Bull Farm, Lovedon Lane, Kings Worthy, SO21 1AQ**

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## Wonderful Detached Property in Peaceful Location in Kings Worthy

This handsome and spacious detached house was originally built in the 1920s, although has subsequently been extended to produce the well-balanced accommodation on offer today. The property boasts an abundance of natural light throughout and enjoys some superb views to the rear while the accommodation provides an excellent array of reception spaces on the ground floor and four bedrooms on the first floor.

The property is entered via an enclosed porch which leads into a welcoming hallway. To the left lies the triple-aspect sitting room which stretches from front to back with a wood burner set within a feature fireplace as a centrepiece and double doors out onto the patio. To the rear, the attractive fitted kitchen is sleek and modern, with ample base and eye-level units providing plenty of storage. Integrated appliances include double oven, ceramic hob, extractor and dishwasher, along with a useful pantry cupboard and an inset space for a microwave. The family room is open plan with the kitchen and is a splendid space, with an abundance of light courtesy of its triple aspect. Bifold doors on one side open onto a pleasant, paved seating area while double doors opposite open onto the patio and garden beyond. The useful utility room is situated adjacent to the kitchen with space and plumbing for a washing machine and tumble dryer while the smart downstairs WC completes the accommodation on the ground floor.

Stairs rise to the first floor where the bedrooms radiate from the central landing. The main bedroom has wonderful views thanks to an impressive feature gabled window overlooking the garden and fields beyond. This bedroom also has the advantage of a smart en-suite shower room and a super built-in wardrobe with integrated shelving. The three remaining bedrooms share the family bathroom with bath and shower over.

Outside, the property is attractively set back beyond the driveway, where there is parking for several vehicles. The detached garage has been beautifully converted to provide an excellent home office with an additional storage area to the front – a superb asset to this lovely home. The wraparound garden is mainly laid to lawn, with hedge borders adding privacy and two separate patio areas.





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### Bull Farm

Approximate Gross Internal Area  
Main House = 1421 Sq Ft / 131.99 Sq M  
Office / Store = 241 Sq Ft / 22.41 Sq M  
Total = 1662 Sq Ft / 154.40 Sq M  
Outbuildings are not shown  
in correct orientation or location.  
Includes areas with Restricted room height.



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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 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. Proceed past the Tesco store to the end of the road where the King Charles pub is on your right. Go straight across and continue along the lane where you will find the property on your left.

### Location

Bull Farm is in 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, 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.

**Tenure:** Freehold

### Services

Mains electricity and water. Private oil and drainage.

### Winchester City Council

**Council tax band:** E

**EPC rating:** D

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

### Winkworth Winchester

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