



**3 TUDOR WAY**

Kings Worthy, Winchester, Hampshire, SO23 7RF

**Carter Jonas**

## **3 TUDOR WAY, KINGS WORTHY, WINCHESTER, HAMPSHIRE, SO23 7RF**

Three reception rooms • Kitchen • Four bedrooms  
• Three bathrooms • Utility room • Double garage •  
Gardens

### **DESCRIPTION**

Set on a private driveway providing access to a handful of homes this detached property has ample driveway parking leading to the double garage. The entrance door opens to a spacious hallway with stairs rising to the first floor and access to three bedrooms, bath and shower room, utility room and fantastic open plan kitchen/dining/family room. The kitchen/family/dining room is the principal room to bring the house together offering a comprehensive kitchen area with wall, base and drawer units, integrated hob, double ovens, dishwasher and full height fridge freezer with a granite work surface wrapping round into a breakfast bar, the space then opens through to the dining/family room space, with further door to the study and double doors through to the sitting room with eye level inset wood burner, vaulted ceilings, dual aspect windows and doors opening onto the rear garden. On the first floor there is a principal bedroom with dressing area and ensuite shower room.

### **OUTSIDE**

To the front of the property, you have an extensive lawn, double garage and further single garage. The side pedestrian access leads to a stunning rear garden with sunken terrace which can also be accessed from the bedroom, kitchen/dining family room and sitting room, the area is paved with retaining walls with steps leading up to a further large lawned garden with an array of mixed planting.

**A SPACIOUS AND BRIGHT DETACHED FOUR BEDROOM HOUSE TUCKED AWAY IN THE POPULAR VILLAGE OF KINGS WORTHY WITHIN A SHORT DRIVE OF THE AMENITIES, RAILWAY STATION AND SCHOOLS IN WINCHESTER. KINGS WORTHY HAS A PRIMARY SCHOOL, CONVENIENCE STORE, FARM SHOP AND CAFE, AND PUBLIC HOUSES**



## LOCATION

Kings Worthy is located just 3½ miles to the north of Winchester and offers fantastic local amenities with shops, school, public houses, farm shop and café and rapid access to M3, A34, A33 with train stations at both Winchester and Micheldever.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Metered mains water. Mains electricity. Mains gas. Mains drainage. Gas central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council. Council Tax Band: E.

**Viewing:** Strictly by appointment through the agent, Carter Jonas, 01962 842742.



## Tudor Way, Kings Worthy, Winchester, SO23

Approximate Area = 2032 sq ft / 188.7 sq m

Garages = 442 sq ft / 41.1 sq m

Total = 2474 sq ft / 229.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrxhccom 2024. Produced for Carter Jonas. REF: 1125789

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