



36 Churchill Close, Kings Worthy, SO23 7PD
Guide Price £400,000 Freehold



36 Churchill Close, Kings Worthy

2 Bedrooms, 2 Bathrooms

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- Contemporary end of terrace house in an exceptional development
- Open plan living/kitchen/dining room with wall of doors and glass to the garden
- Principal bedroom with ensuite shower room
- Bedroom two and family bathroom
- Cloakroom and deep fitted cupboard
- Underfloor heating throughout ground floor
- Hot water via heat recovery system
- Westerly facing rear garden with far-reaching views
- 'Green Retreats' garden room ideal for home office or studio
- In Catchment for Kings Worthy Primary School and Henry Beaufort Senior School
- Service charge £358.50 per annum
- EPC Band C, Council Tax Band D



36 CHURCHILL CLOSE KINGS WORTHY, SO23 7PD

A striking contemporary home set within an exceptional development built in 2011 and has beautifully matured and settled into its' environment.

It has an attractive open outlook to the front, and a secluded westerly garden to the rear, benefitting from a recently installed 'Green Retreats' home office.

DOWNSTAIRS: A welcoming entrance hall has engineered oak flooring which runs seamlessly through and into the open plan living/kitchen/dining room, which is flooded with light courtesy of a wall of glass windows and doors to the garden.

The kitchen area is fitted with a wealth of white high gloss cabinetry and fitted appliances sitting under a black granite work surface, and benefits from a centre island with further storage and a useful breakfast bar.

There is a modern cloakroom and a deep built in cupboard, and the ground floor benefits from underfloor heating.





GARDEN OFFICE/STUDIO:

Our clients have recently installed a fabulous home office/studio, designed and installed by 'Green Retreats' (www.greenretreats.co.uk).

'Green Retreats' is one of the UK's most sought-after garden room companies, endorsed by Kevin McCloud, who is also their brand ambassador.

This superb studio sits at the bottom of the garden, and benefits from power, electricity, wi-fi signal, and a wall of fitted cabinetry.



UPSTAIRS: the landing has a large linen cupboard housing the hot water tank, operated courtesy of a heat recovery unit. The principal bedroom has a fabulous, vaulted ceiling, fitted wardrobe cupboard, and air conditioning unit. Within the bedroom there is a striking curved feature wall within which there is an imaginatively designed shower unit, access from within the ensuite shower room. Bedroom two also has fitted cupboards and overlooks the garden. The bathroom also features a vaulted ceiling and overlooks the front of the property.





OUTSIDE: The garden has exceptional far-reaching views. It has a contemporary wooden decking area, with a step down to the lawn. At the rear of the garden, our clients have recently installed a Green Retreats garden room, which has power, light, fitted cabinetry and ideal for use as a studio or home office.

To the front of the property, there is off street parking for two cars on a private driveway, and benefits from an electric car charging point.



PROPERTY INFORMATION: This property is one of only twelve houses built within a groundbreaking modern ECO style development in 2011. The houses feature contemporary K-render and timber elevations under an angled slate roof, and anthracite grey windows. There is gas central heating powering underfloor heating downstairs, radiators upstairs, and the hot water is powered via a heat recovery system.

All mains services connected, with the added benefit of an ultrafast broadband connection at 1000Mbps. Development service charge: £358.50pa (payable £179.25 per six months).





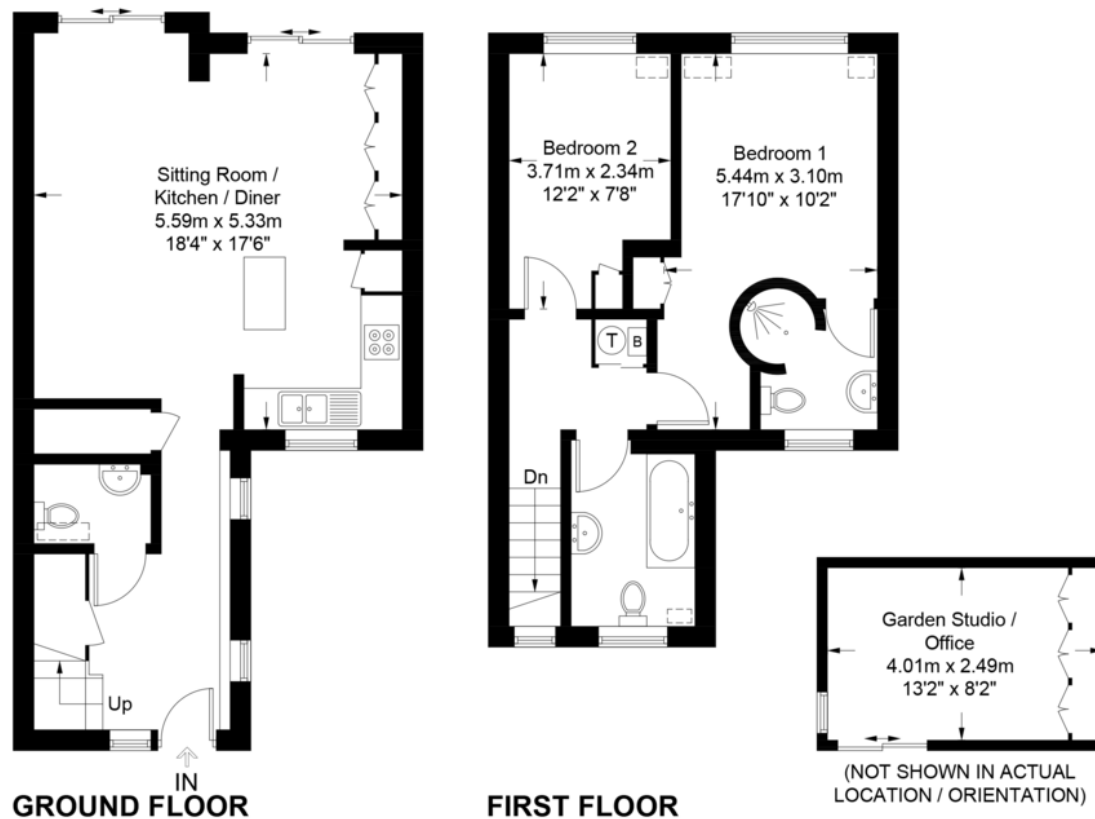
LOCATION: Kings Worthy is a popular village close to Winchester, and has many local shops, which include a post office, mini-Tesco, Cobbs Farm Shop (with delicatessen and café), two popular public houses (The Cart and Horses and King Charles), and the newly opened Hogget and Boar butcher and coffee shop.

The village also boasts two historic churches, St Swithuns Church which dates to the early 11th century, and St Mary's Church which has Norman origins, with Victorian modifications and extensions, and there is the well regarded Kings Worthy Primary School within an easy local walk.

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft
Garden Studio / Office = 10 sq m / 108 sq ft
Total = 89.7 sq m / 966 sq ft



 = REDUCED HEADROOM BELOW 1.5M / 5'0



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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