



117 Springvale Road, Kings Worthy, SO23 7LE
Guide Price £525,000 Freehold



117 Springvale Road, Kings Worthy

2 Bedrooms, 2 Bathroom

Guide Price £525,000

- Striking contemporary single storey home reflecting epitome of style within a village setting
- 34' Living/kitchen/dining room with woodburning stove and doors to the garden
- Principal bedroom with double aspect and door to family bathroom
- Bedroom two with ensuite shower room and side door to garden
- Recently refitted family bathroom with freestanding bath and separate shower
- Underfloor heating throughout.
- Utility area imaginatively designed within the bathroom
- Low maintenance front and rear gardens
- Close to local shops, Cobbs Farm Shop and bus routes
- Council Tax Band E, EPC Band C



**117 SPRINGVALE ROAD,
KINGS WORTHY, SO23 7LE**

A striking contemporary detached single storey property with far reaching views and close to local shops, set within the sought-after village of Kings Worthy.

The property was built in 2011. It infuses a design for modern living to fit within a contemporary lifestyle, with underfloor heating, and has all mains services connected.

The moment you enter into this beautiful home, you immediately get a sense of what this property is about. Whilst being set across one level, it is no ordinary bungalow having been designed to attract all age groups from young people looking for their first home, to those who may relish one storey living, people looking for a second home, or all between.

A wide hallway leads seamlessly through into the living/kitchen/dining room. At over 34' long this room is the epitome of style with one of the most striking elements being the sheer amount of natural light which streams throughout courtesy of walls of windows under a vaulted ceiling. At one end of the room is the beautifully designed kitchen area, which has a wealth of Shaker-style contoured cabinetry under light coloured work surfaces.

Wooden style flooring runs throughout the room, leading to sliding doors to the garden, and made even more cozy with the addition of a modern woodburning stove, and the room further benefits from remote controlled blinds.





AND SO TO BED:

The principal bedroom has double aspect courtesy of windows both to the front and rear of the property. There is ample space for a wall of wardrobes, and a door leads through to the bathroom.

Bedroom two is a smaller double bedroom, and the current owner has cleverly altered the design to install an ensuite shower room, and a side door to the garden.





GARDENS: Outside, the gardens which surround the property have been designed for easy living and to be low maintenance. Sliding doors open from the sitting room out to an area of decking, and onto the lawn, from where there are raised beds set within sleepers beautifully painted in soft green, and in front of matching painted fencing.



Further decking and lawns wrap around to the side of the property from where there are outside storage sheds and a door to Bedroom Two. To the front, the property has a small lawn with fencing and side gate, set behind the parking area.

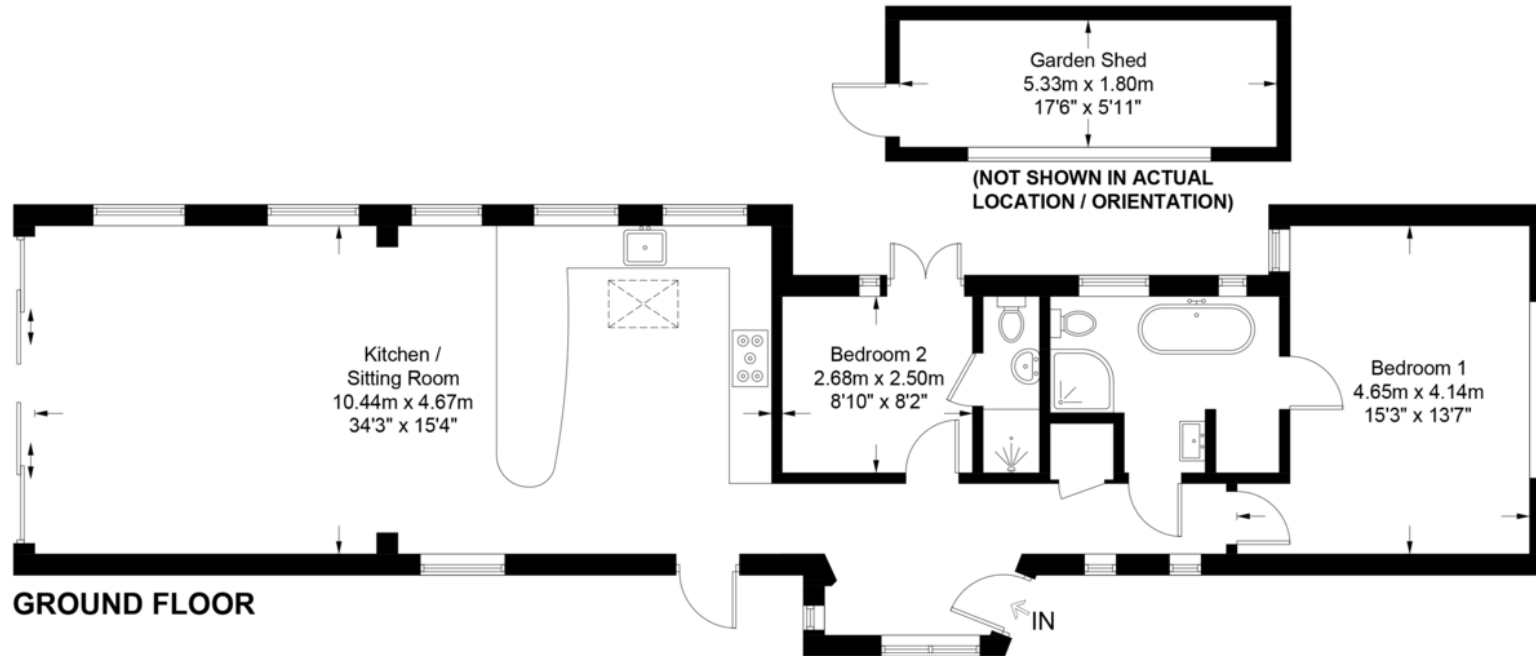
Please note, whilst the solar panels were installed in 2011 to contribute towards hot water, they are not currently in operation.



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 = 95.3 sq m / 1026 sq ft
Garden Shed = 9.6 sq m / 103 sq ft
Total = 104.9 sq m / 1129 sq ft



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