



33 Wesley Road, Kings Worthy, SO23 7PX
Guide Price: £625,000 Freehold



33 Wesley Road, Kings Worthy

4 Bedrooms, 2 Bathrooms

Guide Price: £625,000

- Well-presented detached four-bedroom family home in Kings Worthy, set in quiet cul-de-sac
- Sitting room with doors to sun-deck and garden
- Snug/home office
- Large kitchen/dining room with doors to garden
- Utility, office and gym in former double garage
- Principal bedroom with ensuite shower room
- Three further Bedrooms and family bathroom
- Attractive front and rear garden, and off street parking
- Walking distance to local shops and bus routes
- EPC Band D, Council Tax Band E



33 WESLEY CLOSE
KINGS WORTHY, SO23 7PX

Set within a quiet cul-de-sac in the highly sought-after village of Kings Worthy, this spacious four-bedroom detached home offers far-reaching views and well-balanced accommodation ideal for modern family life.

This is a well-presented family home in a popular village location, offering adaptable living space, excellent amenities and a peaceful setting close to Winchester.

A small front garden provides a pleasant approach, with a pathway leading to the front door and a useful entrance porch-perfect for coats, shoes and everyday family essentials. The porch opens into a welcoming hallway, from which all principal ground floor rooms are accessed.

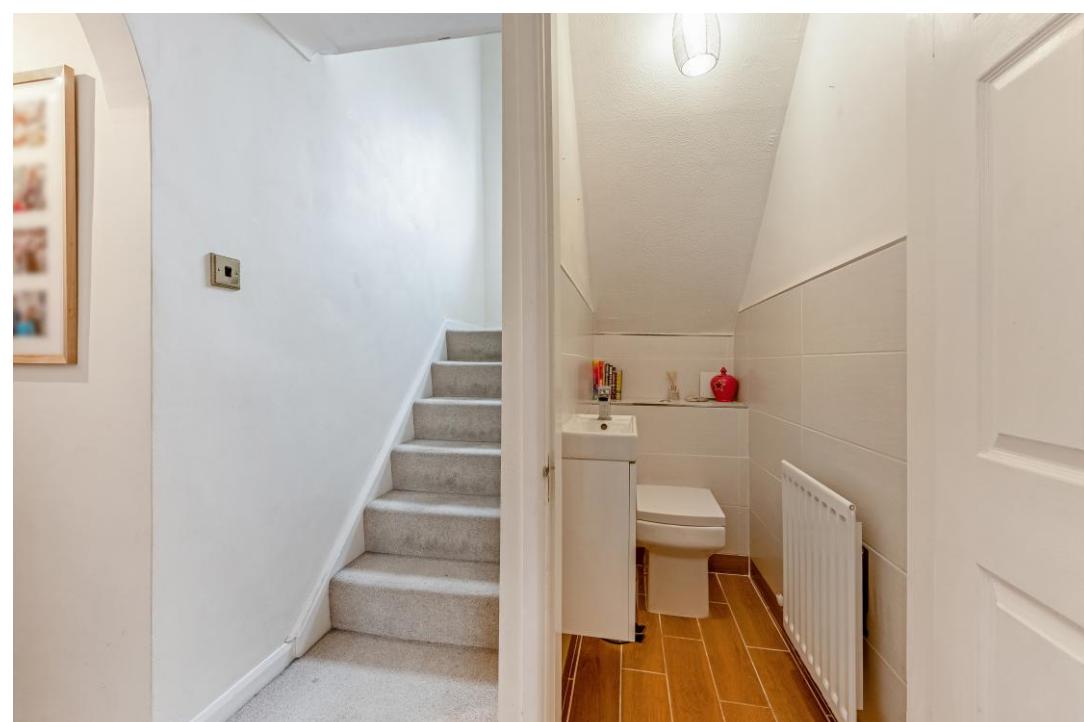
To the front of the property is a versatile reception room, currently used as a home office/snug, offering an ideal space for home working, a playroom or a quiet sitting room. To the rear, the generous living room is light and inviting, featuring a gas fireplace and French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The heart of the home is the large, modern kitchen/dining room, thoughtfully designed with excellent storage and a comprehensive range of integrated appliances, including a double oven, eye-level grill, five-ring gas hob and dishwasher. This bright and sociable space also benefits from French doors leading onto a decked area, making it ideal for family meals and entertaining.

The property further benefits from an integral double garage, currently reconfigured to provide a utility area, a substantial home office and a workout/gym space, all accessed directly from the kitchen-offering excellent flexibility for growing families or those working from home.

A convenient cloakroom completes the ground floor accommodation.







The principal bedroom enjoys the benefit of built-in wardrobes and an en-suite shower room.



Upstairs, a bright landing leads to four well-proportioned bedrooms, comprising three doubles and a generous single.

The modern family bathroom is finished with attractive mosaic tiling and includes a P-shaped bath with shower over, WC and wash basin set within a vanity unit.





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 Swithun's 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.



OUTSIDE:

The westerly facing rear garden is tiered into three attractive levels. The highest level, accessed from both the Kitchen and the Living room has been decked to create an attractive and private space from which to entertain and relax in the warmer months. The second level benefits from all weather, low maintenance artificial grass and a sizeable summer house, ideal for secure storage and garden tools. There is a path leading down to the lower tier with a patio and vegetable beds.

The front garden is lawned and has been planted with specimen trees and shrubs to provide good all year greenery and privacy.



THE PROPERTY: USEFUL INFORMATION:

CONSTRUCTION: Detached four-bedroom home, believed to have been built in the 1980's, with brick elevations under a tile roof. Overall plot size 0.08 acres.

LOCAL AUTHORITIES: Hampshire County Council, Winchester City Council and Kings Worthy Parish Council

PARKING: The property has an integral double garage, currently configured as a separate Utility room, a large home office and work-out gym, plus a large driveway with ample room for off street parking for a number of vehicles.

SERVICES: Mains gas, electricity and water and drainage are connected.

TENURE: Freehold. Council Tax Band E; EPC Band D.

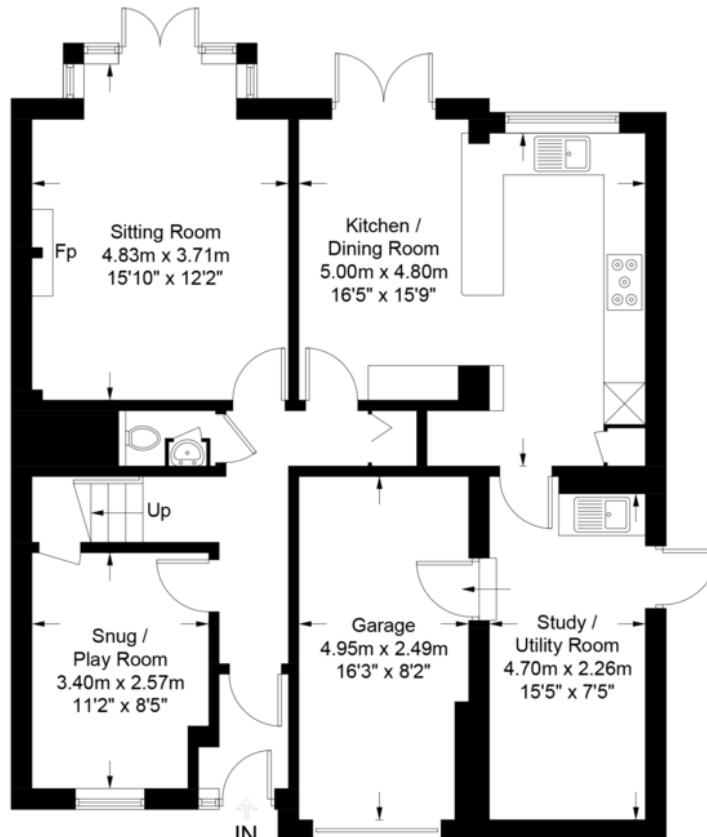
BROADBAND: (Source: Ofcom) Ultrafast Broadband is available with up to 1000mbps download speeds.

FLOODING: (Source: Govt Environment Agency): Surface water, Groundwater, Rivers & Seas, Reservoirs: All Risks are Very Low.

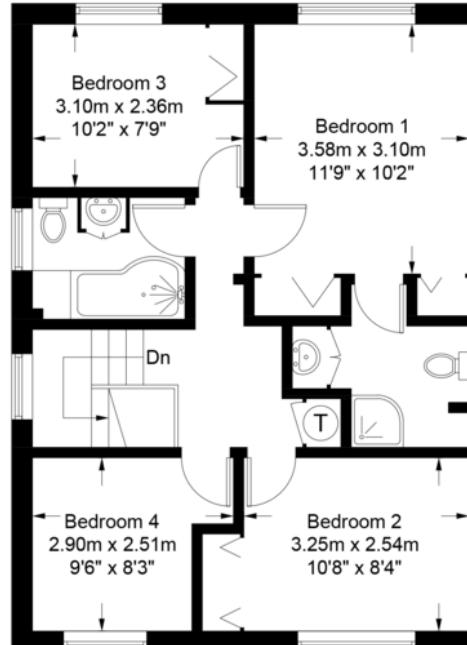
SCHOOL CATCHMENT: Within catchment for Kings Worthy Primary school, The Henry Beaufort School and Peter Symonds Sixth Form college.



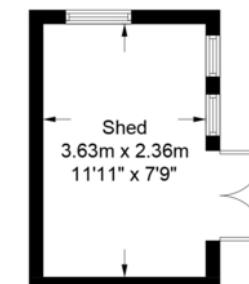
Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft
 (Including Garage)
 Shed = 8.6 sq m / 92 sq ft
 Total = 153.3 sq m / 1649 sq ft



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

MAC NKS

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see the property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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