



27 Churchill Close, Kings Worthy, SO23 7PD
Offers Over £400,000 Freehold



27 Churchill Close, Kings Worthy

2 Bedrooms, 2 Bathrooms

Offers Over £400,000

- Contemporary semi-detached 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
- Secluded rear garden with useful side access gate
- Generous driveway parking
- In catchment for Kings Worthy Primary School and Henry Beaufort Senior School
- Council Tax Band D, EPC Band C
- Service charge £358.50 per annum



27 CHURCHILL CLOSE KINGS WORTHY, SO23 7PD

A contemporary two-bedroom home with stylish architectural details and light filled rooms in a secluded location in Kings Worthy.

With two private parking spaces, an abundance of natural light, and a clever modern layout, this is a home that offers both style and substance in a highly sought-after village location

Tucked away within a thoughtfully designed development in the ever-popular village of Kings Worthy, this striking two-bedroom semi-detached home blends contemporary architecture with a wonderfully welcoming feel. Built in 2011, the development has matured beautifully, and this particular home enjoys an open outlook to the front, a private driveway with parking, and a sunny southeast-facing garden to the rear.

Step inside and you're greeted by a light-filled entrance hall, with oak flooring setting the tone for the modern, easy flow of the home. The heart of the property is the open-plan living space - an inspiring combination of kitchen, dining and sitting areas, bathed in natural light from a dramatic wall of glass that opens directly to the garden.

The kitchen is sleek and stylish, with glossy white cabinetry, integrated appliances, and a black granite worktops complemented by a central island and breakfast bar - perfect for both casual mornings and sociable evenings.

A cloakroom and deep storage cupboard add practicality, while underfloor heating ensures comfort throughout the ground floor.





Upstairs, the **Principal Bedroom** is a true retreat. Its vaulted ceiling and fitted wardrobe enhance the sense of space, while a striking curved feature wall conceals a **cleverly designed ensuite shower area**. The **second bedroom** is also a generous double, with fitted storage and views over the garden, whilst the **family bathroom** - also with a vaulted ceiling - enjoys an outlook across the front of the property.





Outside, the garden feels like a private sanctuary. Thoughtfully landscaped, it combines lawn and mature planting with a raised suntrap patio - perfect for summer entertaining or a quiet evening with a glass of wine.

A garden shed and side access add convenience, while the front garden, with its lawn, specimen tree and conducive planting within raised beds, creates a welcoming first impression.



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 the hot water, underfloor heating downstairs and traditional radiators upstairs.

All mains services connected, Tenure: Freehold; EPC: Band C; Council Tax Band: D

Development service charge: £358.50pa (payable £179.25 per six months).

Local Authorities: Hampshire County Council and Winchester City Council

Parking: Driveway parking for one to two vehicles.

Services: All main services connected.

Broadband: (Data via Ofcom); Standard Max 16 Mbps Download speed; Superfast Max 80 Mbps Download speed; Ultrafast Max 1000 Mbps Download speeds are available in this area

Flood Risk: (Source, Govt website) Surface Water - very low; Rivers and Seas – very low.

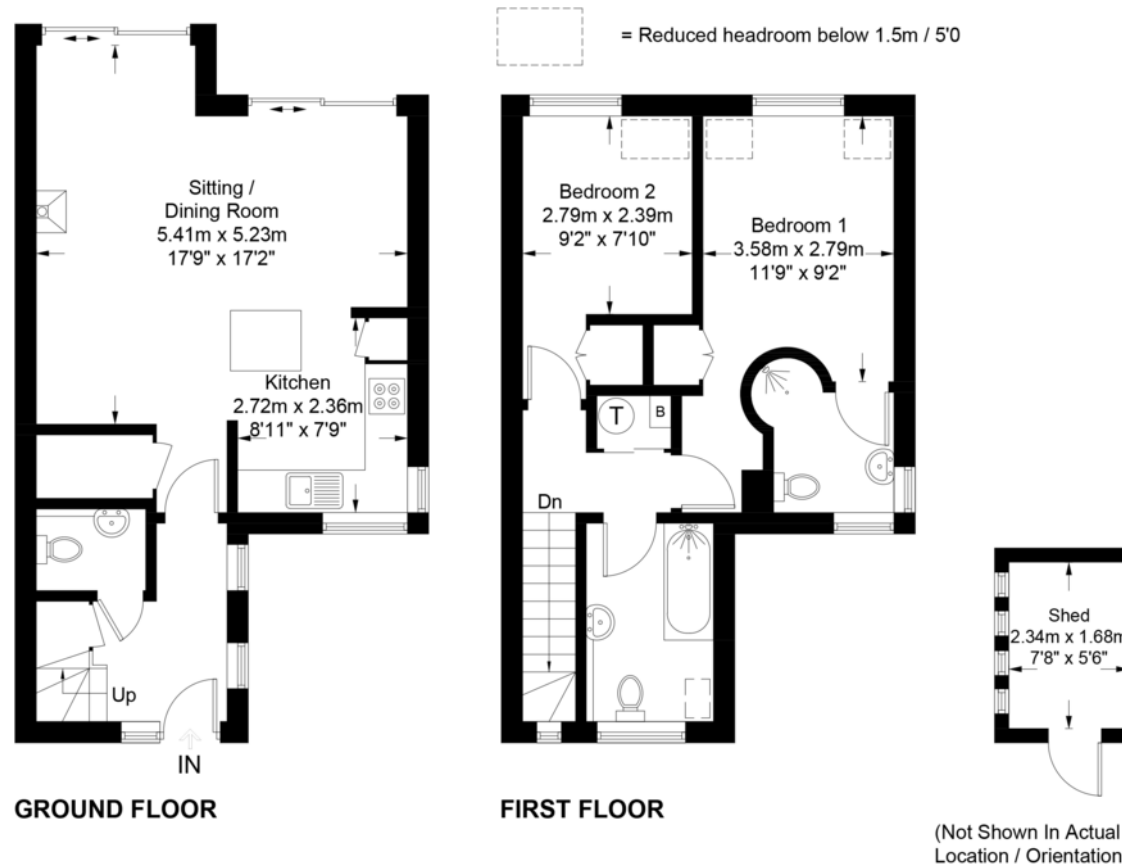




LOCATION: Kings Worthy is a popular village close to Winchester, and has many local shops, which include a post office, mini-Tesco, Cobbs Farm Shop (with delicatessen and café), two popular public houses (The Cart and Horses and King Charles), and the newly opened Hogget and Boar butcher and coffee shop.

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 = 77.7 sq m / 836 sq ft
Shed = 4.0 sq m / 43 sq ft
Total = 81.7 sq m / 879 sq ft



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