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Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

HAYSPIN, KINGS WORTHY, WINCHESTER

Guide Price £1,225,000

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Splendid & Spacious

Hayspin, Splendid and Spacious, this substantial detached five bedroom residence was originally a detached bungalow built in the 1960s. In 1995 a local architect superbly designed and developed the property into an outstanding double storey detached home, boasting in excess of 3000sq ft, ideal for anyone who desires comfort and tranquillity with well proportioned room space. This wonderful property is privately situated in a beautiful and serene location on the edge of the popular village of Kings Worthy.

The house warmly greets you with a bright light filled entrance hall that cleverly allows access to all the reception rooms. A generously sized and appealing sitting room with dual double doors opening onto the conservatory which is bathed in natural light, ideal area to relax, unwind and enjoy the warm ambiance. As you continue on the ground floor there is a well appointed kitchen with a wealth of traditional cream shaker-style cabinets, a gas hob, double oven and ample worktop space.

Adjacent is a practical utility room which usefully gives internal access to the double garage. Additionally, the home offers versatility with three further impressive reception rooms, ideal areas for entertainment, work or leisure. A shower room with toilet and washbasin, completes the ground floor accommodation.

The first floor continues to impress with an abundance of cleverly positioned Velux windows throughout to allow light to flood the living spaces, including the landing which also offers two large fitted storage cupboards. There is an enviable, spacious principal bedroom with a modern en-suite four piece bathroom. There are four further delightful double bedrooms benefiting from the luxury of another contemporary four piece family bathroom.

OUTSIDE

A hidden gem, secluded and private, Hayspin is in the perfect location, it is surrounded by picturesque countryside whilst still being central and close to local

amenities. To the front of the property is a driveway for numerous cars which leads to an attached double garage. There is side access to the rear of the property which is enclosed by mature trees, fence panelling and shrub borders. The well established gardens are mainly laid to lawn with a terrace area, ideal for entertaining and alfresco dining.

LOCATION

The residence is situated at the end of Springvale Avenue, an unadopted road in the desirable village of Kings Worthy, sitting on the outskirts of both the rolling hills and the South Downs National Park and the timeless city of Winchester. The long established Cart & Horses and King Charles pubs, a successful farm shop and a range of local stores are all within walking distance. And you can meander the ancient Nun's Walk footpath - part of the old Pilgrims Way to Canterbury - which runs alongside the chalk streams of the River Itchen all the way from the house into the City.

The popular Kings Worthy Primary school is only a short walk away, and there's both a bus service and quick access to road networks criss-crossing the county to provide easy connections to the host of private and state schools in Winchester and the wider area.

The Cathedral City of Winchester is located approximately 2.5 miles away and offers a more comprehensive range of cultural and leisure facilities, including high street shops, library, coffee shops, restaurants, theatre, cinema and various museums.

The M3 motorway provides access to the national road network whilst Winchester mainline railway station provides regular services to London Waterloo with journey times of about one hour.



KEY INFORMATION

- A Splendid and Substantial Detached Residence
- Five Double Bedrooms
- Five Reception Rooms
- Three Bathrooms
- Attached Double Garage
- Off Road Parking For Numerous Cars
- A Large Versatile Workshop
- Mature Landscaped Gardens
- Boasts In Excess Of 3000 Sq Ft.
- Beautiful Serene Private Setting
- Only 2.5 Miles From Winchester City Centre

Approximate Gross Internal Area = 290.6 sq m / 3128 sq ft
(Including Garage)



- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1157895)

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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All information is correct at the time of going to print.
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