



**LITTLE STOKE**

Stoke Charity Road, Kings Worthy, Winchester, Hampshire, SO21 2RP

**Carter Jonas**

## LITTLE STOKE, STOKE CHARITY ROAD, KINGS WORTHY, WINCHESTER, HAMPSHIRE, SO21 2RP

- Fabulous detached family home • Four/five bedrooms
- Three bathrooms • Triple aspect sitting room
- Dining room • Kitchen / breakfast room • Conservatory
- Study • Annexe potential • Detached double garage with workshop • 1.3 acres of gardens and grounds including Kitchen Garden, orchard and copse • Far reaching views across farmland

### DESCRIPTION

Little Stoke is situated in an elevated position commanding enviable views across adjoining countryside; set back from the road, the property is approached by a gravel driveway. Entry is via an enclosed porch, which leads into a welcoming entrance hall with ample storage, cloakroom and access to all the principal reception rooms. The triple aspect sitting room is a particularly attractive room featuring a fireplace with log burner, several seating areas and bay window with panoramic views of the surrounding fields, while double doors lead out to a decked terrace with access to the garden. The formal dining room with appealing window seat leads on from here, and in turn leads to the large kitchen / breakfast room which is well equipped with a range of units and solid granite work surfaces. French doors from the kitchen open onto the decking which overlooks the rear garden and summer house. Adjacent to the kitchen is a practical utility room and a good size conservatory with double doors onto the garden. A corridor from the hall leads to an additional suite of rooms comprised of a double bedroom, shower room, kitchen and sitting room/bedroom five. This area provides scope for annexe accommodation with its own entrance and can be separated from the main house if required. A further bedroom is located off the hall plus an inner lobby with additional storage and stairs leading to the first floor landing which provides a useful study area.

**OFFERING FAR-REACHING VIEWS AND EXTENSIVE FLEXIBLE LIVING SPACE IN AN ENVIABLE SETTING ON THE EDGE OF THE POPULAR VILLAGE OF KINGS WORTHY**



There are two principal bedrooms on this level which are generously proportioned with en-suite bathrooms. This property offers great opportunities for flexible and versatile accommodation.

### OUTSIDE

Externally, the gardens and grounds are a particular feature of the property, with various outdoor seating areas including a beautiful timber framed summer house which is ideally situated for outdoor entertaining. Adjacent to the summer house is an established orchard of fruit trees which leads to a traditional kitchen garden protected by hedging and beyond is a woodland copse which is underplanted with many native species of flowers and has a substantial treehouse for children to enjoy. There is ample parking to the front of the property plus a double garage with workshop. Additional outhouses provide further storage.

### LOCATION

Kings Worthy is about 2.5 miles to the north-east of Winchester's centre. It is served locally by shops, post office, primary school, public houses and parish churches. There are independent and state schools within easy reach, including Prince's Mead, Pilgrims', Twyford, Winchester College and St Swithun's. The mainline railway station in Winchester is 4 miles away (London/Waterloo approximately 1 hour) and nearby are junctions with the M3, A33 and A34.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Septic Tank. LPG heating.

**Local Authority:** Winchester City Council

**Council Tax:** Band F (House) Band A (Annexe) - Ask agent for further information

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

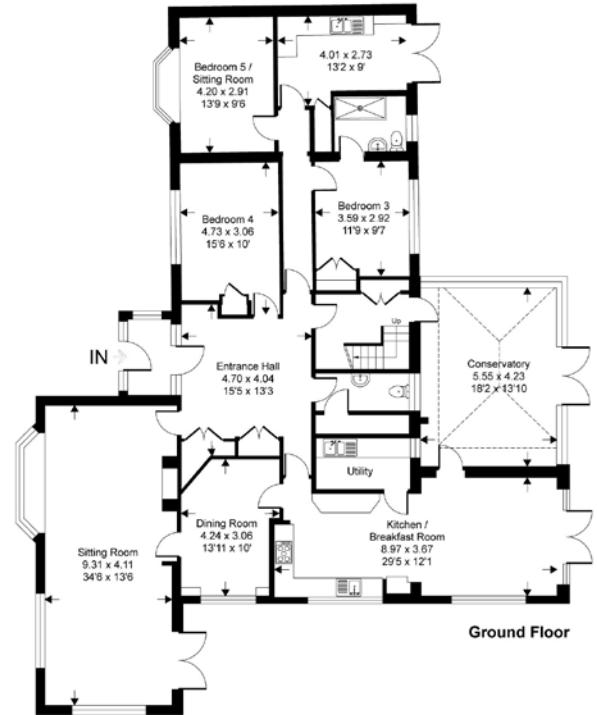
**Viewings:** Strictly by appointment through the agent, Carter Jonas. 01962 842742



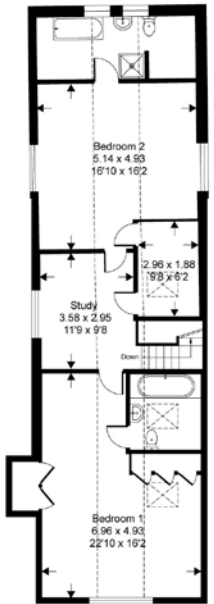
Reduced headroom

### Stoke Charity Road, SO21

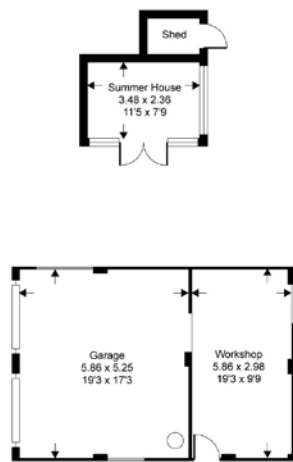
Approximate Gross Internal Area = 243.1 sq m / 2617 sq ft  
 Approximate Garage Internal Area = 49.4 sq m / 532 sq ft  
 Approximate Outbuilding Internal Area = 11.6 sq m / 125 sq ft  
 Approximate Gross Internal Area = 304.1 sq m / 3274 sq ft  
 (excludes restricted head height)



Ground Floor



First Floor



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 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	63 D
39-54	E		
21-38	F		
1-20	G		

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