



**12 BOYNE RISE**

Kings Worthy, Winchester, Hampshire, SO23 7RE

**Carter Jonas**

## 12 BOYNE RISE, KINGS WORTHY, WINCHESTER, HAMPSHIRE, SO23 7RE

- Three bedrooms
- One reception room
- One bathroom
- Two separate driveways
- Garden
- Scope for modernisation
- Detached bungalow
- EPC rating D

### DESCRIPTION

This three-bedroom bungalow features a practical layout with well-balanced accommodation and a generous garden, making it an attractive option for those seeking comfortable living in a convenient location. The generous sized kitchen provides ample room for a dining table and chairs, creating a welcoming setting for everyday meals and informal gatherings. The well-proportioned sitting room includes an attractive fireplace. The property offers two double bedrooms and an additional single bedroom, all benefiting from built-in wardrobes. A family bathroom serves all bedrooms.

### OUTSIDE

Externally, the home is complemented by generous gardens, ideal for families or keen gardeners. This property benefits from two separate driveway entrances, offering excellent convenience and flexibility. One driveway is accessed from Boyne Rise, while the second is positioned on Springvale Road, providing multiple entry points and ample parking options.

## A WELL-PROPORTIONED THREE-BEDROOM BUNGALOW WITH GREAT POTENTIAL IN THE HEART OF KINGS WORTHY



## LOCATION

Situated to the north of Winchester, Kings Worthy offers several local village amenities such as a post office, church, primary school and excellent farm shop with café, Cobbs. The easily accessible A33, A34 and M3 provide routes to Basingstoke, London, the south coast and the Midlands and there is a frequent bus service from Kings Worthy to central Winchester, where the train station runs regular direct services to London and across the southwest and beyond. Nearby historic Winchester covers all of life's daily needs, with a range of supermarkets, independent shops, cafés and restaurants, as well as having a vibrant social and cultural scene. Schooling in the area is excellent, with a wide range of options in both the state and private sectors. The surrounding open countryside and South Downs National Park facilitate a range of outdoor sporting pursuits with the south coast and its many beaches within 30 miles

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and drainage. Gas Central Heating.

**Local Authority:** Winchester City Council

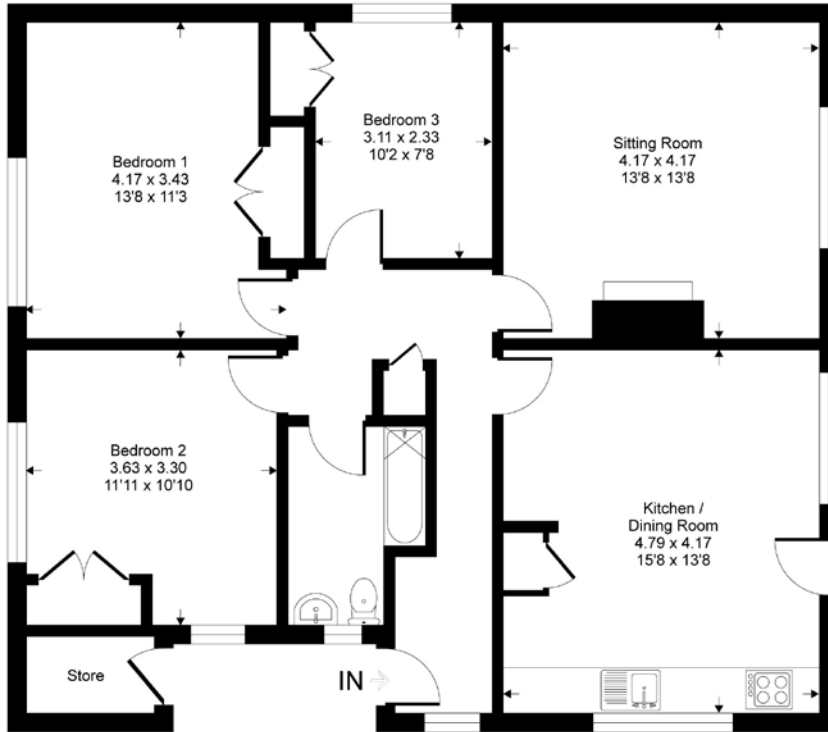
**Council Tax:** Band E

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

**Viewings:** Strictly by appointment with Carter Jonas. 01962b 842742



**Boyne Rise, SO23**  
 Approximate Gross Internal Area = 91.5 sq m / 986 sq ft



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 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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