



Mill Lane, Abbots Worthy  
Winchester, Hampshire, SO21



*Beyond your expectations*



# An outstanding country residence in about 0.3 acre

Hamptons International

72 High Street, Winchester, Hampshire, SO23 9DA  
Sales. 01962 842030  
winchester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master bedroom with en-suite | 4 further bedrooms | two family shower rooms | sitting room | 25' kitchen/dining room | Snug/family room | study/bedroom 5 | utility | pantry | grounds totalling just under 0.3 acre | oak framed car barn | shed

## Guide Price £1,250,000 Freehold

### Description

An impressive modern country residence having been subject to an extensive programme of refurbishment and improvement by the current owners in recent years. The work has been carried out to a high standard with exacting attention to detail. The ground floor accommodation is ideal for entertaining and day to day family living. The double aspect pannelled sitting room with wood burning stove is a more formal space enjoying views over the garden and is complimented by the cosy snug which is also panelled. A particular highlight is the vaulted 25ft kitchen/dining room which benefits from wood burner, adjoining pantry and direct access onto the west facing terrace. There is also a study, utility room and shower room on the ground floor. The bedroom accommodation is arranged on the first floor with the dual aspect master suite being of particular note with the full height walk in bay window with window seat. There are three further bedrooms as well as a family shower room. All appointments are to be arranged via Hamptons International Winchester.

### Outside

Approached via a large pea shingle driveway providing ample parking for several vehicles. The garden lies mostly to the side and rear and benefits from a south westerly aspect. The wide expanses of lawn are complimented by the wide terrace to the rear and the shingle seating area to the side. Partly walled, the garden is a true feature of the property and in all, the plot totals just under 0.3 acre.

### Location

The property occupies an outstanding position on this pretty no-through-lane which leads to the Old Mill on the River Itchen just inside the South Downs National Park. There are delightful walks along the River Itchen which in one direction lead you to the High Street in Winchester. Local facilities including a church, public house and post office can be found at Kings Worthy, with a more comprehensive range of amenities in the cathedral city of Winchester within two miles, together with a mainline station with services into London Waterloo (about one hour). There is an excellent range of both state and private schooling for all age groups in the area.

### Additional Information

Services- All mains services

Local Authority- Winchester City Council

Agent's note- The second floor offers excellent space and would lend itself to conversion into further residential accomodation subject to the relevant consents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Mill Lane, Abbots Worthy

Approximate Gross Internal Area

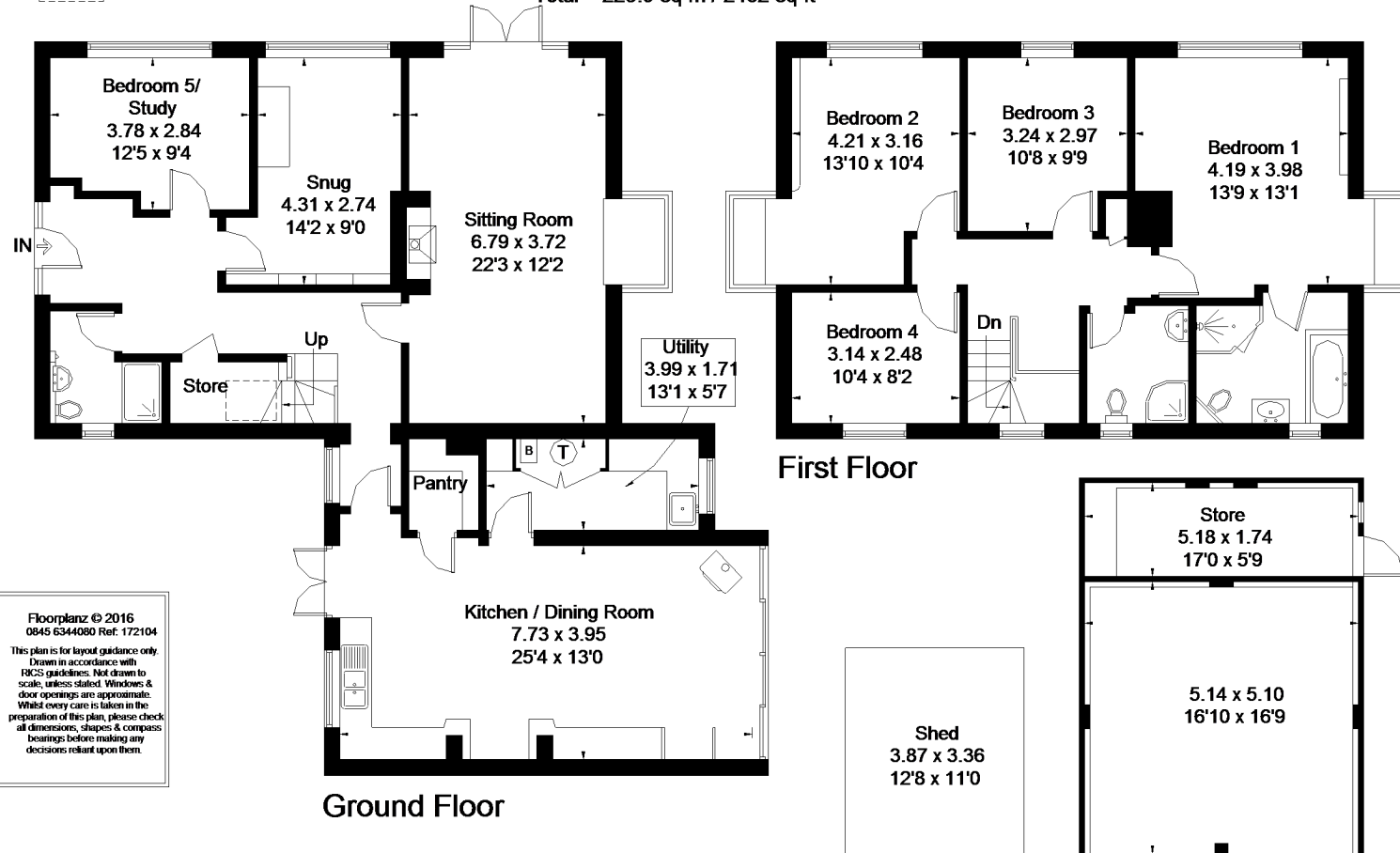
House = 191.2 sq m / 2058 sq ft

Oak Framed Car Barn = 34.7 sq m / 374 sq ft

Total = 225.9 sq m / 2432 sq ft



= Reduced headroom below 1.5m / 5'0"



Floorplanz © 2016  
0845 6344080 Ref: 172104  
This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



