



# Hinton House, Kings Worthy

Winchester, Hampshire, SO23



*Beyond your expectations*



# A substantial Victorian property in excess of 8,000 sq. ft

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 bedoom with ensuite bathroom | 2 guest bedrooms with ensuite shower rooms | 5 further bedrooms | 4 family bathrooms | lobby | entrance hall | drawing room | dining room | sitting room | family room | 2 kitchens | living room | utility room | basement | self contained flat | outbuildings

## Guide Price £1,750,000 Freehold

### Description

A substantial Victorian residence with accommodation totalling in excess of 8,000 sq ft, arranged over four floors. We understand that for a number of years the property served as a school and that it was reinstated within the last 10 years as a private residence, when it was subject to a significant amount of renovation. There is a degree of decorative work now required and the house benefits from exceptionally high ceilings and many character features including panelled doors, beautiful moulded cornicing and ceiling roses, wooden floors, wide picture rails and high skirtings. The property is offered to the market with no onward chain and an internal inspection is strongly recommended. All appointments are to be arranged via Hamptons International.

### Outside

Approached by a long tree-lined lane, gated access leads to a large in and out driveway with a large parking area in front of the property. A paved terrace adjoins the property whilst the remainder of the garden is laid to lawn and in total the plot extends to 2.5 acres. There is a triple berth detached garage with storeroom above as well as an additional workshop and shed.

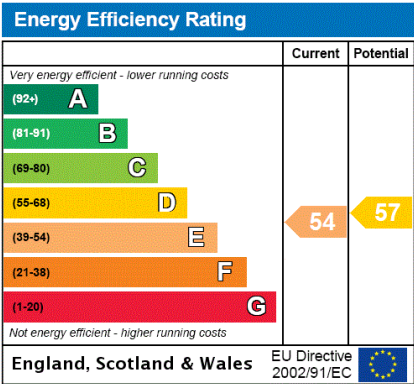
### Location

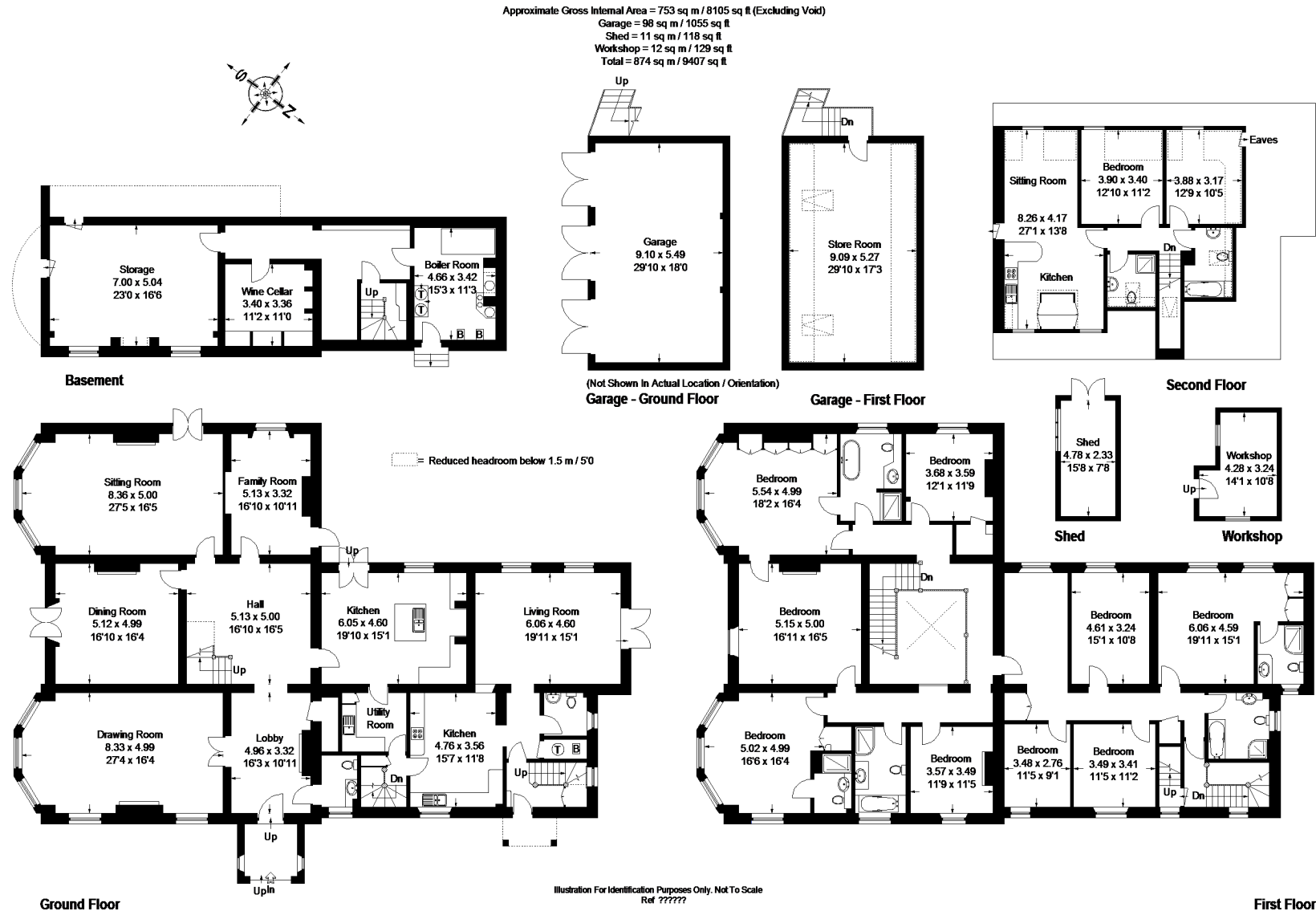
Occupying a tucked-away position on the fringes of the village of Kings Worthy, which benefits from a range of local shops, post office, church, primary school and

public house. The cathedral city of Winchester is within approximately 2.5 miles and benefits from an excellent choice of recreational, cultural and shopping amenities. There is a fine choice of both state and private schooling in the area for all age groups whilst communication links are first class with convenient access to the A33, A34 and M3. There are mainline rail services into London Waterloo from Winchester with a journey times from just under one hour, whilst Southampton Airport serves a range of European destinations.

### Additional Information

Local Authority: Winchester City Council  
Services: TBC  
Agent's Note: Please be advised that this brochure has not been approved by the current owners.





**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.

