



49 Eversley Gardens, Kings Worthy, Winchester,  
Hampshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# 49 Eversley Gardens Kings Worthy Winchester Hampshire SO23 7GQ

A uniquely designed house with superb eco credentials, versatile accommodation and stunning views.

Winchester 1 mile, Winchester Train Station (London Waterloo from 59 minutes) 1.8 miles

Detached | Solar Panels | 3 Bedrooms | Open Plan Kitchen / Living Room | Ground floor shower room | Family Bathroom | Garden Outside Store | EPC Rating A

## The property

Eversley Gardens sits on the edge of the village of Kings Worthy with views across open farmland and fields beyond. Designed to surround a central wildflower green, the homes blend into the surrounding countryside with excellent Eco Credentials including Solar Panels and low carbon timber frame construction. as well as A-rated efficiency. Award winning design makes this a unique opportunity to acquire one of these special homes.

To the front of the property is parking for two cars with a covered entrance area. The front door leads onto the ground floor accommodation. Delightfully open plan with a variety of layout options. Doors lead on to the third bedroom which could be used as a study or snug if needed. There is a ground floor shower room and two useful cupboards for storage. The kitchen is well equipped with Silestone worktops, under counter lighting, an Induction Hob, Stainless steel oven, integrated Washing machine, Fridge Freezer, and dishwasher.

To the first floor is a spacious landing with doors

leading on to the roof terrace and remaining accommodation. The roof terrace is of particular note with far reaching views across open farmland, a delightful sun trap to enjoy warmer evenings and a private space to enjoy all year round.

The two remaining bedrooms are both of excellent proportions, one benefits from an en-suite shower room the other has use of the well appointed family bathroom. Both also have fitted wardrobes and delightful dual aspect views.

## Outside

In addition to the unique roof terrace, there is a secure and private rear garden, laid to lawn with a hedge border giving excellent privacy. The home has parking for two cars and a useful store for garden furniture and equipment.

## Location

The house is located in the popular village of Kings Worthy, north-east of the historic city of Winchester. Kings Worthy offers a number of convenient shops, including a post office, pharmacy, Tesco Express and the Cobbs Farm Shop (incorporating an excellent butcher, general store café and garden centre), along with two pubs. Eversley Park is the local recreation ground with sporting facilities and social hub.

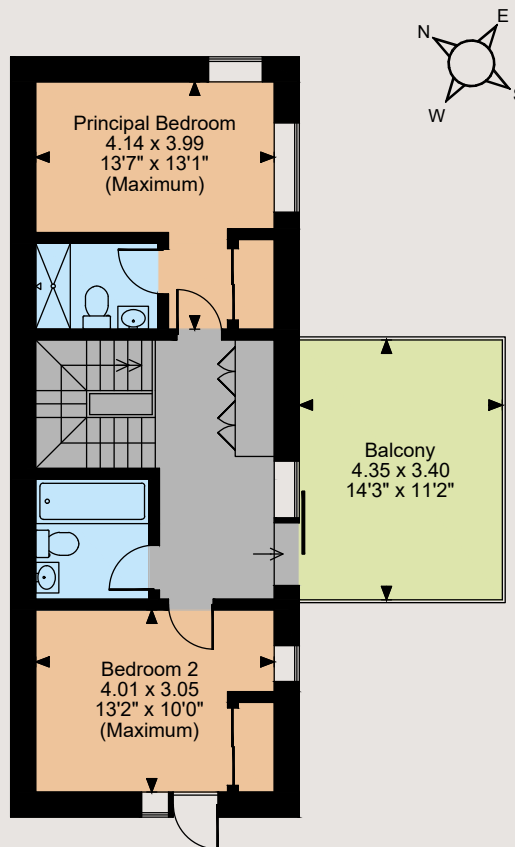
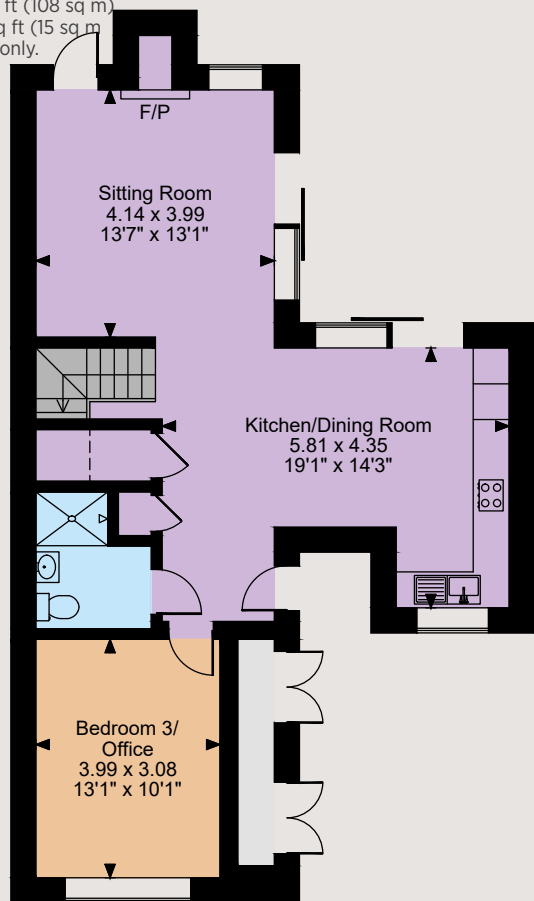
Winchester offers a comprehensive range of shops, restaurants and recreational facilities together with a mainline railway station service to London (Waterloo) in about an hour. There are a good selection of state and private schools in the area including Henry Beaufort, The Westgate and Kings as well as Twyford Preparatory, Pilgrims', Prince's Mead, King Edward's, Winchester College, St Swithun's and Peter Symonds Sixth Form College. The M3 lies south of the city and provides fast road access to London and the south coast connecting with the M27. The A34 links the area to the M4 and M40 motorways.







Floorplans  
House internal area 1,160 sq ft (108 sq m)  
Balcony external area 159 sq ft (15 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8622725/JLW

## Directions

What3Words:///common.booster.wired

## General

**Local Authority:** Winchester City Council  
**Services:** Mains electricity, gas and drainage  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £695,000

LABC Warranty remains until October 2027.  
There is a Management company that looks after the maintenance of the communal areas, currently £149.16 per quarter.

## Winchester

6 Jewry Street, Winchester SO23 8RZ

**01962 869999**

winchester@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 21/09/2024. Particulars prepared 23/09/2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

