

27 HEADBOURNE WORTHY HOUSE, BEDFIELD LANE
HEADBOURNE WORTHY, WINCHESTER, HAMPSHIRE



EVANS & PARTRIDGE







27 HEADBOURNE WORTHY HOUSE, HEADBOURNE WORTHY, HAMPSHIRE SO23 7JG

A SPACIOUS FIRST FLOOR APARTMENT WITH ITS OWN GROUND LEVEL ACCESS TOGETHER WITH A SINGLE GARAGE. THE PROPERTY HAS WELL PRESENTED ACCOMMODATION WHICH ENJOYS OPEN VIEWS TO THE FRONT OVER THE MAINTAINED COMMUNAL SURROUNDING GROUNDS AND COUNTRYSIDE BEYOND

SPACIOUS FIRST FLOOR APPARTMENT
BALCONY WITH OPEN VIEWS OFF LIVING ROOM
NEW KITCHEN
TWO DOUBLE BEDROOMS
GARAGE AND PARKING
COMMUNAL GARDENS AND GROUNDS

OFFERS INVITED AROUND: £250,000 Share of Freehold

DESCRIPTION

A spacious light and airy first floor apartment that has been redecorated, re-carpeted and has the benefit of a new kitchen with separate dining area. The property is set well back from the road within a private development surrounded by mature maintained communal grounds. Headbourne Worthy House is a retirement development of apartments and bungalows for those aged 55 and over. It offers independent living with the support of an Estate Manager and care line buttons if needed, with a 24 hour emergency alarm system. The communal grounds and property are well maintained and overseen by a management company. There is a 999 year lease as well as a share of the freehold. Service Charges Currently: £7,048.20 per annum or £1,762.85 quarterly. This includes all communal services including water, guest accommodation, exterior and buildings insurance and emergency monitoring system.

LOCATION

Headbourne Worthy is a village north of the historic city of Winchester, being within an easy bus ride or drive. It has an excellent farm shop and cafe, with the next village of Kings Worthy having a church, post office and public house.

ACCOMMODATION

Entrance Porch	Wide covered entrance porch with overhead light. UPVC/part obscured glazed door leading into:
Entrance Hall	Coir mat at threshold. Cupboard. Coat hooks. Pendant light point. Panel door into:
Reception Hall	Large, central hall. Two pendant light points. Hatch to large loft area providing comprehensive storage. Cloaks cupboard with hanging rail. Fuse box and store above. Three further large built-in storage/linen cupboards.
Living Room	A good sized reception room featuring an almost completely glazed rear facing wall affording fantastic open views over the communal grounds, village road and countryside beyond. High wide window to side aspect. Fireplace with electric coal effect fire with stone hearth, similar inset surround and whitewashed mantelpiece. Sliding glazed door onto balcony enclosed by railing enjoying the open view. Timber clad ceiling with light.

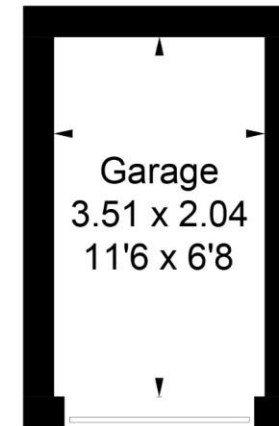
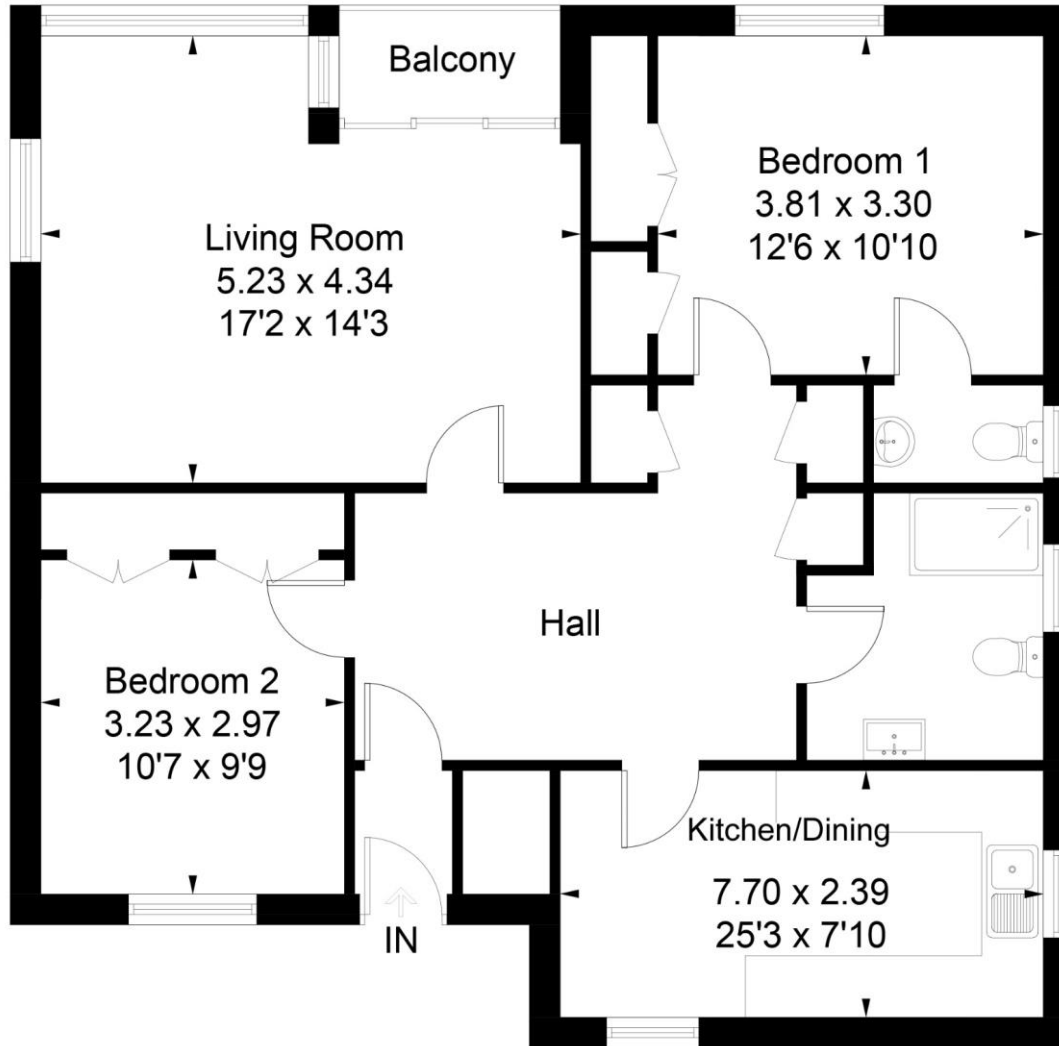
Kitchen/Dining Room	Brand new kitchen. Stainless steel sink unit with mixer tap and drainer. Stone effect worktops with upstand. Pastel colour washed high and low level cupboards and drawers. Under counter oven and grill. Four ring ceramic hob above, stainless steel extractor hood over. Free standing fridge freezer. Integrated slimline dishwasher. Fluorescent strip light. Wall hung Worcestershire gas fire boiler. Timber effect flooring. Space for dining table, with pendant light point above. Windows to front and side aspects.
Principal Bedroom	Large square double. Picture window to the rear aspect with views over the communal grounds, village road and towards farmland. Pendant ceiling light point. Built in wardrobe cupboards. Door to:
Ensuite Cloakroom	White suite, wash hand basin with tiled surround, glass shelf mirror and strip light above, cupboard beneath. WC. High obscure glazed window to side aspect. Ceiling light point.
Bedroom Two	Good size double. Picture window to front aspect. Pendant light point. Built in wardrobes.
Shower Room	White suite. Basin with tile surround, glass shelf, mirror, strip light/shaver socket above, double cupboard beneath, low level WC, glass sliding door into generous tiled shower enclosure with mixer shower. High wide window to side aspect. Timber effect flooring. Ceiling light point.
OUTSIDE	The property is set well back from all roads within this well spaced out development, surrounded by maintained communal grounds. Single garage with up and over door. Tarmac pathway leads to front entrance porch.
Services	All mains services connected.
Directions	SO23 7JG
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 85.0 sq m / 915 sq ft
 Garage = 7.0 sq m / 75 sq ft
 Total = 92.0 sq m / 990 sq ft



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com 62318

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