



**Abbotts Lea Cottages, Worthy Road, Winchester, SO23 7HB**

**Winkworth**



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## Two-Bedroom Retirement Property in Peaceful Development

Offered with no forward chain, this spacious two-bedroom home can be found overlooking the charming courtyard in the exclusive Abbotts Lea Cottages development for the over 55s. Located just a short distance from Winchester City Centre and the train station and with a bus stop in close proximity this property is perfect for retirement living.

The property is entered via an appealing covered porch into the entrance hallway, which leads to all of the principal downstairs accommodation. There are two built-in cupboards in the hallway providing useful extra storage. The smart fitted kitchen lies to the front with views over the courtyard and integrated appliances including oven, grill, hob and fridge/freezer. To the rear the spacious sitting room is lovely and bright courtesy of large, full-height windows and a door opening onto the garden. Alongside is the elegant dining room which, if desired, could also be used as a bedroom in combination with the useful downstairs shower room, creating a perfect space for those needing accommodation all at ground-floor level.

Stairs rise to the first floor where there are two double bedrooms and a bathroom. Both bedrooms lie to the rear overlooking the garden and have integrated storage. The contemporary family bathroom completes the accommodation on this level.

Externally there is a fantastic patio garden to the rear, perfect for enjoying the sun. To the front, the house is nicely set back from the road behind a footpath and a well-maintained area of lawn. This property benefits from one allocated private parking space.



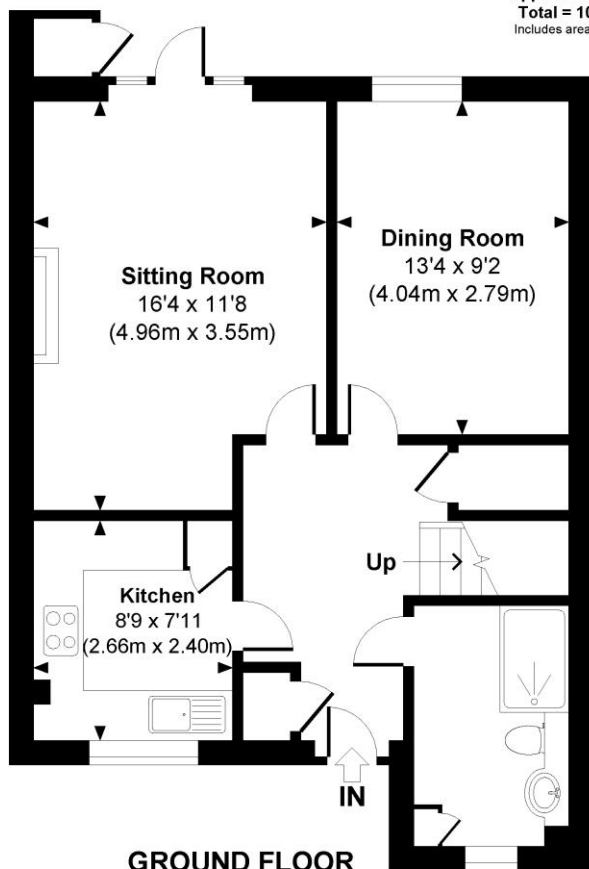






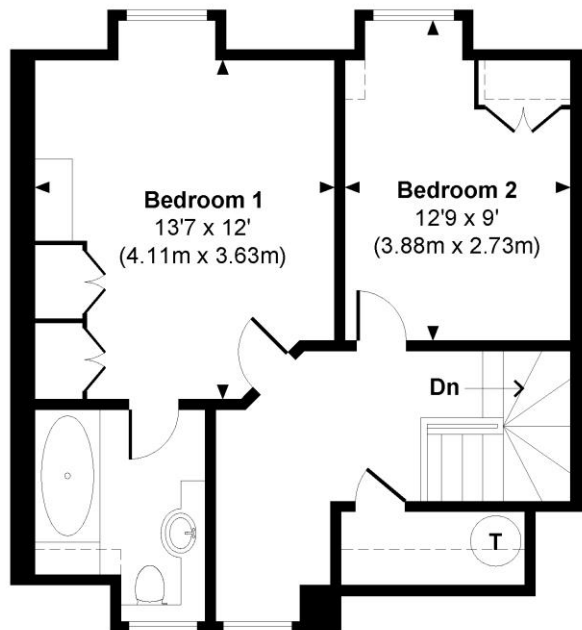
## Abbotts Lea Cottages

Approximate Gross Internal Area  
Total = 1043 Sq Ft / 96.86 Sq M  
Includes areas with Restricted room height.



GROUND FLOOR

Indicates restricted room height less than 1.5m.



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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### Directions

From our offices turn left into the High Street and take the second exit at the roundabout, following the one-way system down to the traffic lights. Proceed straight across and take the second right onto Worthy Lane. After approximately 0.5 miles, turn right into Abbotts Lea Cottages.

### Location

Abbotts Lea Cottages are located on the northern fringes of Winchester, ideally located to give easy access to Winchester railway station. It is a short distance to the high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museum and of course the city's historic cathedral. The M3 motorway, A34 and A303 are also easily accessible from this location. The property is situated within the catchments for the highly regarded St Bede and Westgate schools.

### Tenure: Freehold

Service charge £2,593.08 per annum to include monitoring service, insurance, utility electricity, window cleaning, refuse bins, grounds maintenance, general maintenance, management fees, audit/accounts cert fee, contribution to redecoration, contribution to contingency.

### Services

Mains gas, electricity, water and drainage

### Winchester City Council

Council tax band: E

EPC rating: To be confirmed

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

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**Winkworth**

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