



HEADBOURNE WORTHY HOUSE, BEDFIELD LANE, SO23 7JG

Carter Jonas

6 HEADBOURNE WORTHY HOUSE, SO23 7JG

Sitting/dining room • Kitchen • 2 bedrooms • Shower room and w/c • Garage • Large semi boarded loft • Private south facing patio • Beautiful communal grounds • Communal function room and guest rooms • On site Estate Manager • EPC D

PROPERTY DESCRIPTION Headbourne Worthy House is a well-regarded retirement development in extensive and attractive grounds. Managed by Broadleaf on behalf of the residents there are 49 properties in total with all residents enjoying entirely independent living, with support on hand if required. All the properties benefit from the services of the on-site manager, an extensive care and maintenance programme, with Broadleaf overseeing all external property maintenance, gardening, cleaning and external redecorating. Socially there are regular coffee mornings plus other events and there is a popular library area. Furthermore it is possible to arrange to dine in the Dower House Nursing Home which is within the grounds. Number 6 is superbly positioned adjacent to the manager's office and main house where the function room is located. This bungalow has been much improved, and recently decorated, and offers comfortable accommodation overlooking attractive parkland gardens. A level path leads to the front door and into an L shaped hall which leads to all the rooms. There is a spacious and light living room, with a door out to the south facing patio, which adjoins the well fitted kitchen and overlooks the front path. There are 2 good bedrooms with built in cupboards plus a very practical shower room and w/c. The bungalow also offers a very efficient 24 hr Tunstall alarm system which includes wearable and strategically located property buttons. The alarm also works as a burglar alarm when the house is empty.

OUTSIDE A sheltered south facing private paved patio with sun awning and garden store overlooking the grounds and flower borders. There is a garage in a nearby block with power and lighting and up and over door. The wider grounds are of particular note, with stunning mature trees and a variety of shrubs and herbaceous borders having been well tended by the estate gardeners.

ADDITIONAL INFORMATION

Tenure: Freehold. There is an annual service charge of £6,396.72 payable quarterly which includes building insurance, water rates, external building and grounds maintenance, window cleaning, external redecoration, the Estate Manager, 24 hour emergency alarm system. **Services:** Mains water, electricity and gas central heating.

Local Authority: Winchester City Council. Council Tax Band C.

Viewings: Strictly via the agent Carter Jonas.

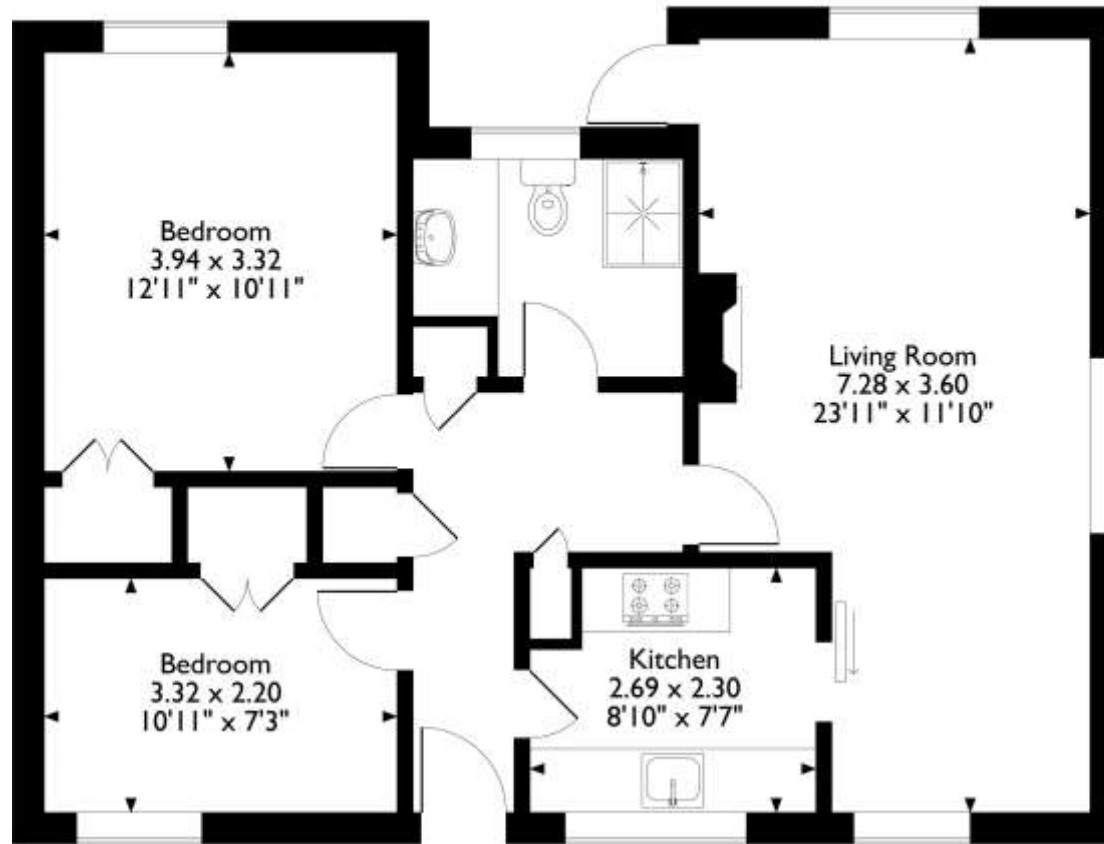
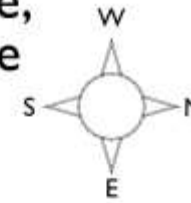
Directions: Leave the City on the Andover Road. Turn right onto Worthy Lane following the signs towards Kings Worthy and after 1.5 miles turn left into Bedfield Lane, Headbourne Worthy House will be found on the right. Once within the grounds, follow the signs for Number 6/The Manor House.

A VERY SMART AND WELL PRESENTED RETIREMENT BUNGALOW SET WITHIN TEN ACRES OF MATURE AND WELL TENDED GROUNDS IN THE HEART OF HEADBOURNE WORTHY

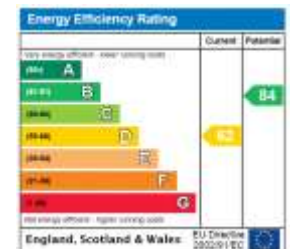




6 Headbourne Worthy House, Bedfield Lane,
Headbourne Worthy, Winchester Hampshire
Approximate Gross Internal Area
67 Sq M/724 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Winchester 01962 842742

winchester@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
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