



Gardens and Grounds

The gardens and grounds at Headbourne Worthy are stunning with the properties carefully laid out to ensure maximum enjoyment and privacy can be had. Each property has been sited to ensure the most open and attractive view can be seen.



*22 Headbourne Worthy House, Bedfield Lane,
Headbourne Worthy, Winchester, Hampshire. SO23 7JG*

**A south west facing two bedroom first floor retirement apartment
with balcony & garage in a beautiful country house setting
£410,000 Leasehold**

Estate Manager's Office

Immediately on entering Headbourne Worthy House the Estate Manager's office can be found to the right. Headbourne Worthy House even has its very own Post Box with collection at 4.45pm Monday to Friday



Guest Suite & Guest Room

The Guest Suite and Guest Room are available, for a nominal nightly charge, for resident's guests or visiting family members. Bookings are made through the Estates Manager. Initially bookings may be made for a period of up to seven nights duration, this may be extended to a maximum of fourteen nights

***Summary of Accommodation** - Large Reception Hall, Sitting Room, Kitchen/Breakfast Room. 2 Bedrooms. Bathroom with large shower cubicle. En suite W/C basin to Bedroom 1.*

***Features of the Property** - Gas Fired Central Heating, private balcony. Level access. Garage and further off road parking*

***Facilities and Services at Headbourne Worthy House** - An attractive parkland estate of retirement cottages and apartments just 1.5 miles from Winchester's historic city centre. Set within 10 ½ acres of landscaped gardens and grounds of a Victorian country house, the property has a 24 hour emergency alarm system and superb country views. Headbourne Worthy House has an Estates Manager service, Gardening team, Guest Flat and Guest Room for visitors and provides independent living in beautiful surroundings*



Summary of Accommodation –

Entrance Lobby, Reception Hall, Sitting Room, Kitchen/Breakfast Room, Master Bedroom with en-suite WC, Bedroom 2 and Bathroom.

Left View from Sitting room window

The apartment offers spacious, well proportioned accommodation with a private balcony and views over the development's extensive gardens and grounds and open countryside beyond.

Although a first floor apartment, there is level access to the front door without the need to use stairs.

The apartment front door is set within a private entrance lobby, adjacent to the outer of which is a dustbin store with a delivery shelf for milk, newspapers, Gas etc which can be accessed directly from the apartment. The accommodation comprises: -

RECEPTION HALL (12'10" x 8' 5") With cloaks cupboard. Three further cupboards, One offering built in shelving and one with radiator inside. Hatch and ladder to loft, with light. Radiator

Door to: -

SITTING ROOM (17'3" x 14' 0") With south west facing windows and patio doors leading to a balcony. Electric fire. Multiple power points, TV point and telephone point. 24-hour emergency/intruder alarm. Two Radiators

KITCHEN/BREAKFAST ROOM (15'5" x 7'4") Dual aspect with windows to front and side and fitted with floor and wall cupboards. Beech wood work tops with inset stainless steel sink and single drainer. Built in cooker and shelf for microwave with cupboard above. Recess with further fitted double height storage cupboard and space for fridge freezer. Multiple power point. Telephone point. Radiator

MASTER BEDROOM (12'9" x 12'6") With south west facing window overlooking the landscaped gardens. Fitted double wardrobe cupboard and shelved cupboard with further cupboards over. Multiple power points. TV and telephone points. Radiator Door to: -

ENSUITE WC (6'7" x 2'11") With opaque glazed window, hand washbasin set in vanity unit. WC with mirror. Radiator

BEDROOM TWO (10'7" x 10'0") With east facing window, fitted double wardrobe cupboard and shelved cupboard with further cupboards above. Possible use as Dining Room or Study. Multiple power points. Radiator

BATHROOM (8'5" x 6'5") With opaque glazed window and wall tiling .large shower cubicle, hand washbasin with cupboard below and mirror, light , shaver point .WC Radiator and heated towel rail.

Service Charges £6,119.92 Annually
Ground Rent Nil
Council Tax Band D (Winchester City Council)

OUTSIDE

The apartment has a garage, and separate small garden storage shed. Private secure off-road parking is available throughout the Headbourne Worthy House development.



Front door to Apartment is accessed via a level walkway



Broadleaf specialise exclusively in managing retirement schemes and are responsible for the smooth day to day running of the development including the Estate Manager service, 24 hour monitoring of the emergency alarm systems, buildings insurance, grounds maintenance, external window cleaning, external property maintenance and redecoration.

Headbourne Worthy House Limited

The grounds and shared facilities at Headbourne Worthy House are owned by Headbourne Worthy House Ltd, a company owned and controlled by the residents.

The minimum age for occupancy at the development is 55.

Please note that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract