



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

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 daily. 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



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

*A delightful two bedroom freehold semi-detached
bungalow with private patio and garage
in a beautiful country house setting*

Price Guide: £350,000



Summary of Accommodation - Reception Hall, Sitting Room/Dining Room, Kitchen, 2 Bedrooms. Bathroom. En suite shower and W/C to Bedroom 1.

Features of the Property - Gas Fired Central Heating, private patio. 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



The bungalow offers spacious well portioned rooms
 Approached by a path which leads to the front door with adjacent dustbin store with delivery
 shelf for milk, newspapers, etc which can be accessed directly from inside the entrance
 lobby. The accommodation comprises:-

The front door opens onto the:

Entrance Lobby (5' 2" at widest point x 3' at narrowest point x 4'8" long). L shaped with radiator, hanging rail and shelf in recess. Access to small outside cupboard and letter box.

Reception Hall (8'10" at widest point x 3' at narrowest point x 15' long). L shaped, with built in airing cupboard with gas boiler, built in broom cupboard, radiator. Hatch and ladder to loft, with light.

Doors to:

Sitting Room/Dining Room (17' x 13'4" x 7'9" x 8' respectively). Deep west facing window, high level window facing south. Glazed door leading onto private patio providing direct access into the grounds. Fire place with coal effect electric fire. Multiple power points, TV point and telephone point. 24 hour emergency/intruder alarm unit.

Kitchen (9' 4" x 7'6"). East facing window to front. Fully fitted range of wall and floor cupboards with drawer unit. Granite work top with drainer and inset stainless steel sink and double ring hob.Space for washing machine, dishwasher and fridge/freezer. Built in microwave oven. Part tiled with multiple power points.

Bedroom 1 (12' 6" x 14' 6"). Deep west facing window overlooking landscaped gardens. Built in double wardrobe with hanging rail. Multiple power points, TV and telephone points.

Bedroom 2 (12' x 13' 2"). East facing window. Fitted double wardrobe, with hanging rail. Multiple power points. Door leading to:

Ensuite Shower Room (5'10" x 4'). White double shower cubicle, wc and wash basin. Heated towel rail and mirror over basin.

Bathroom (8'3" x 6'10"). Opaque glazed window and wall tiling. Bath, hand basin set into vanity unit with cupboard below. Mirror, light and shaver point. Radiator.

Service Charges £6,119.92 per annum

Ground Rent Nil
Council Tax Band D (Winchester City Council)

The property has a private patio with a garden store and flower borders giving direct access into the estates extensive gardens and grounds.

The garage is within a block of similar garages just a short walk away and has power and light.

up and over door, power and light.
 Further private off road parking is available throughout the Headbourne Worthy House estate.



MANAGEMENT SERVICES LIMITED

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.

