



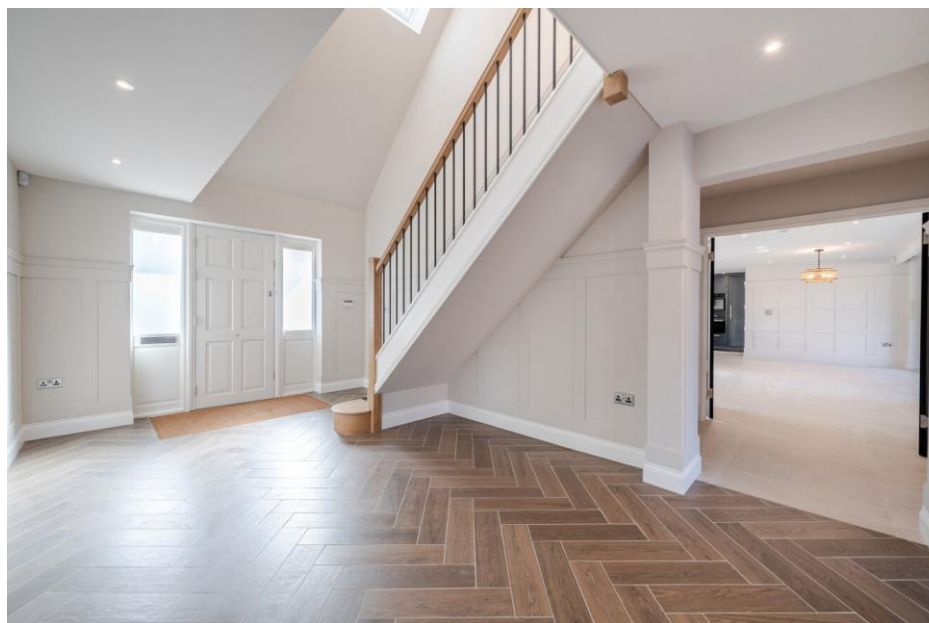
Mortimer Close, Headbourne Worthy, Winchester, Hampshire, SO23 7QX





Mortimer Close, Headbourne Worthy, Winchester, Hampshire, SO23 7QX

Exceptional gated family home with almost 5,000 sq ft, triple garage and self-contained annexe



- Impressive family home extending to almost 5,000 sq ft in total
- Private and exclusive setting in sought-after Headbourne Worthy
 - Bespoke electric gates providing excellent privacy and seclusion
- Superb open-plan kitchen and family sitting area • Bespoke Shaker-style kitchen with large central island • Impressive 22'9" sitting room, separate snug and home office • Four generous bedrooms including principal suite with dressing room • Substantial detached triple garage with self-contained annexe above • Versatile annexe with kitchen and shower room, ideal for guests or home working • Conveniently positioned for Winchester and the Hampshire countryside

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ACCOMMODATION

Occupying an enviable position within a private and exclusive setting in the highly sought-after village of Headbourne Worthy, this exceptional family home offers beautifully presented, highly versatile accommodation extending to almost 5,000 sq ft in total. Thoughtfully designed for modern family living, the property combines impressive proportions with an outstanding layout, creating a home that is equally well suited to everyday life, entertaining and accommodating guests. Approached through bespoke electric gates, the property enjoys an immediate sense of privacy and seclusion. A striking vaulted entrance hall sets the tone for the accommodation, with excellent built-in storage for coats, boots and shoes, together with a conveniently positioned cloakroom. At the heart of the home is the superb open-plan kitchen and sitting area, a wonderfully light and sociable space designed for family life and entertaining. The beautifully appointed bespoke Shaker-style kitchen features an impressive central island, extensive cabinetry and generous work surfaces, providing both an elegant focal point and an exceptionally practical working space. The principal reception rooms are equally impressive. A magnificent 22'9" sitting room offers generous proportions and an elegant setting for both formal entertaining and relaxed family occasions, while a separate snug provides a more intimate retreat. A dedicated home office offers an ideal environment for those working from home, while a well-equipped utility room and excellent ancillary space further enhance the practicality of the ground floor. The first floor provides four generously proportioned bedrooms, including an outstanding principal bedroom suite with its own dressing room. Three further bedrooms are served by beautifully appointed bathroom facilities, providing excellent accommodation for family and guests alike. Additional versatility is provided by a useful bonus room accessed via a drop-down loft ladder, offering excellent potential as a music room, hobby space or valuable additional storage. A particularly noteworthy feature is the substantial detached triple garage, above which is an impressive self-contained annexe complete with a well-appointed kitchen and shower room. This superb additional accommodation offers enormous flexibility and could serve as a guest suite, home office, teenager's retreat, studio or independent ancillary accommodation. Combining exceptional space, privacy and versatility in one of the area's most desirable village settings, this is a truly impressive family home. Headbourne Worthy offers an attractive semi-rural lifestyle while remaining conveniently positioned for Winchester and the surrounding Hampshire countryside.

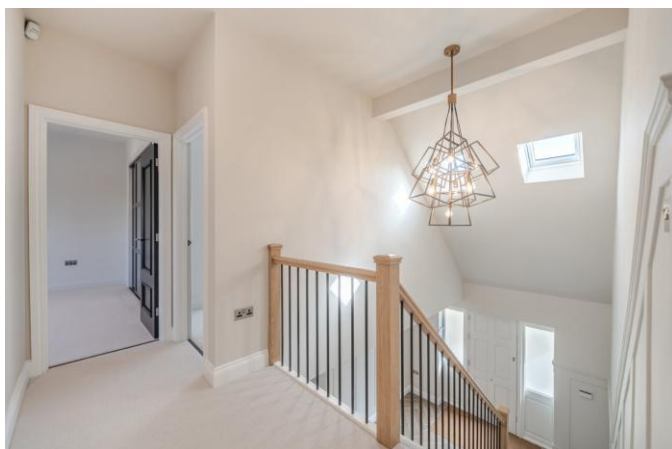


SITUATION

Situated in the sought-after village of Headbourne Worthy, this exceptional location offers an enviable balance of picturesque village living and outstanding convenience. Nestled on the fringes of Winchester, the area combines the charm and tranquillity of the Hampshire countryside with easy access to the city's renowned amenities, restaurants, boutiques and cultural attractions.

Winchester's mainline railway station is within easy reach, offering fast and regular direct services to London Waterloo in under an hour, while excellent road connections provide convenient access throughout the South of England.

The area is particularly appealing to families, with the property falling within walking distance of the highly regarded Kings Worthy Primary School. Surrounded by beautiful countryside walks and open green spaces, Headbourne Worthy remains one of Winchester's most desirable and well-connected village settings.



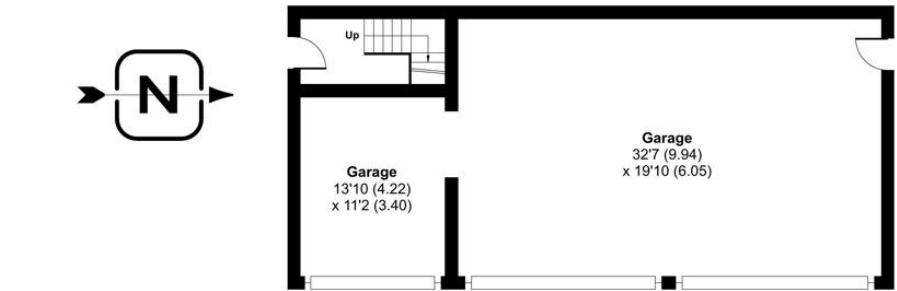
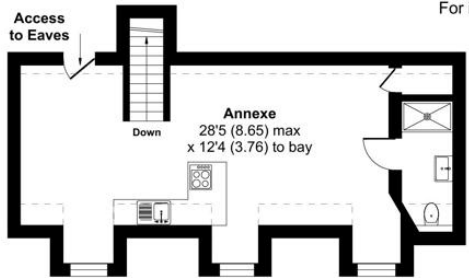




Approximate Area = 3448 sq ft / 320.3 sq m
Limited Use Area(s) = 210 sq ft / 19.5 sq m
Garage = 888 sq ft / 82.5 sq m
Annexe = 448 sq ft / 41.6 sq m
Total = 4994 sq ft / 463.9 sq m

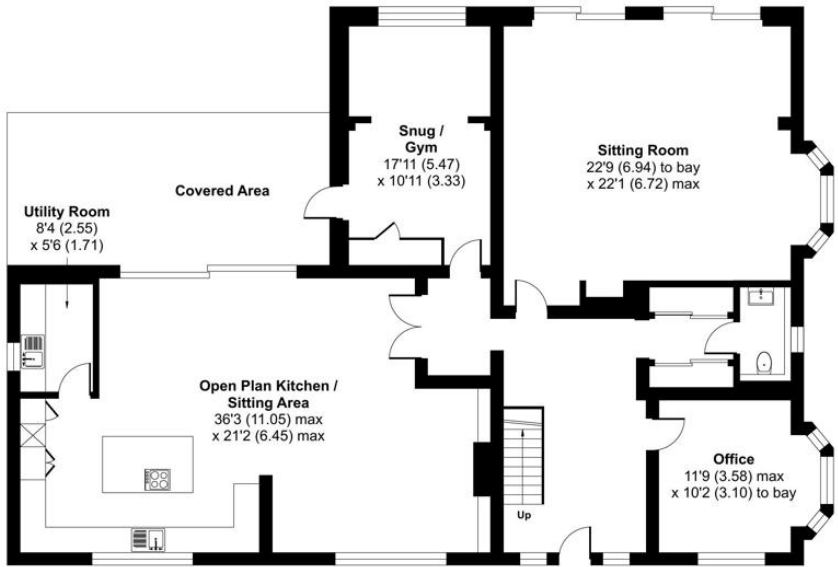
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

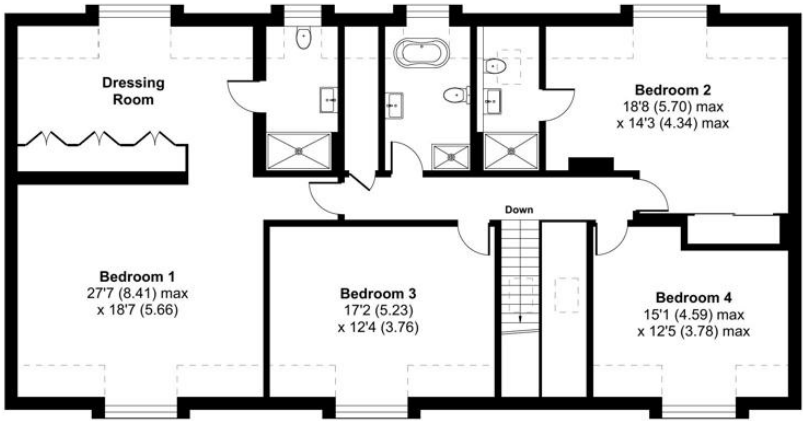


GARAGE FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

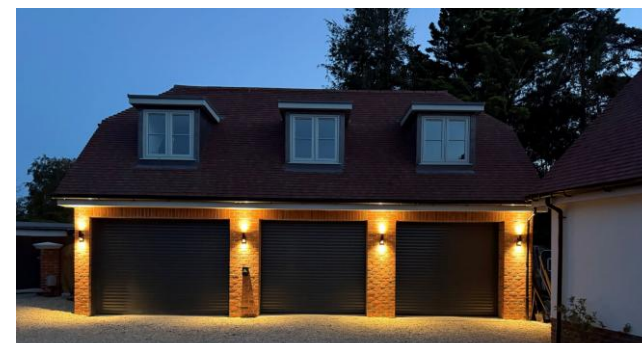


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Charters Estate Agents Limited. REF: 1516262





LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £1,999,950

TENURE

Freehold

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