



South Drive, Littleton, Winchester, Hampshire, SO22 6PY

Winkworth

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Lovely Detached Village Property in Sought After Littleton

A beautifully presented detached house which is superbly situated on South Drive, a very desirable road in the heart of Littleton. Littleton is a pretty, highly regarded village with a very active community and in close proximity to Winchester city and station, and even closer to Waitrose, Aldi, the doctors' surgery and shops at Stoney Lane.

On the ground floor the large, welcoming entrance hall is central to all the downstairs accommodation with a striking and attractive galleried landing above. The spacious and comfortable sitting room with fireplace as a centrepiece lies to the front of the property and is lovely and light courtesy of its dual aspect, with an appealing box bay window to the front. The dining room has an electric fire within the hearth which could be converted to an open fire and also features a box bay window. There is the possibility of combining this room with the kitchen beyond if so desired. The kitchen itself has a door out to the garden and is well appointed with a range of base and eye level units. Integrated appliances include oven, gas hob and dishwasher with space for an American style fridge/freezer. Adjacent to the kitchen is a useful utility room with space and plumbing for a washing machine, next to this is a bright downstairs WC with ample cupboard space including a linen cupboard. The hallway also gives access to a smart study with built-in furniture which in turn leads directly through to a super, light, conservatory with doors onto the garden.

On the first floor one is greeted by the striking and bright galleried landing which has skylight windows. The dual-aspect principal bedroom enjoys lots of natural light and includes an array of fitted furniture including wardrobes and drawer units. It has the additional advantage of a contemporary en-suite shower room. There are two further bedrooms and a family bathroom with bath and separate shower cubicle on this floor.

Outside to the front of the property the block-brick driveway provides off-road parking for several cars leading to the detached garage. There is side access on both sides of the house to the private and pretty rear garden, which is mainly laid to lawn with shrub borders. An attractive summer house lies at the bottom of the garden, perfect for entertaining both in the warmer and colder months as heating is installed.





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Sunbeams

Approximate Gross Internal Area

Main House = 1583 Sq Ft / 147.05 Sq M

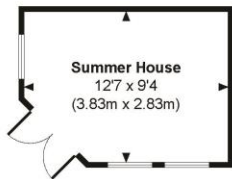
Garage = 160 Sq Ft / 14.85 Sq M

Summer House = 109 Sq Ft / 10.11 Sq M

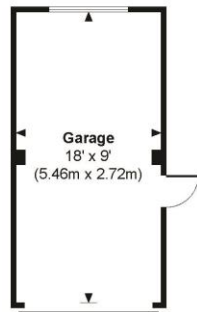
Total = 1852 Sq Ft / 172.01 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with restricted height less than 1.5m but excludes Void.

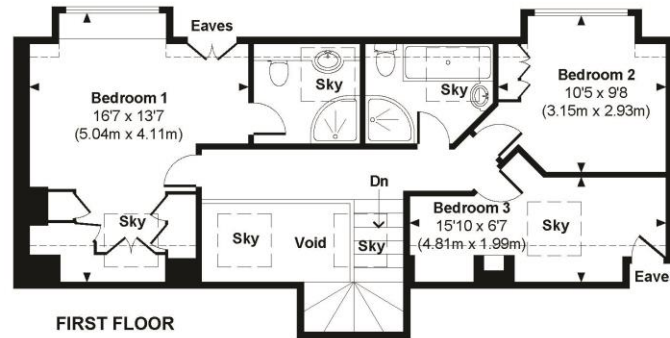


SUMMER HOUSE

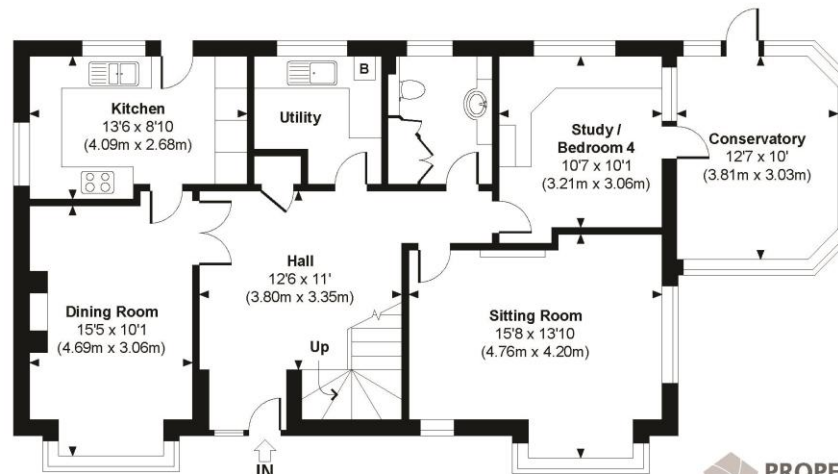


GARAGE

Indicates restricted room height less than 1.5m.



FIRST FLOOR



GROUND FLOOR



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All 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 responsibility is taken for any error, omission or misrepresentation.

Directions

From our office in Southgate Street, turn left up the High Street and go straight across the two mini roundabouts into Romsey Road; turn right into Clifton Terrace. Follow the road along to the bottom of St Paul's Hill and turn left onto Stockbridge Road. Follow Stockbridge Road straight over the two mini roundabouts and turn right into Main Road, signposted Littleton. After approximately 0.5 miles, take the slip road on the left, and turn left into South Drive. The property can be found on the right-hand side.

Location

Littleton is one of Winchester's most popular villages and is located approximately one and a half miles from Winchester. The village benefits from a local restaurant (The Running Horse), bowling club, cricket club, croquet club, football team and tennis club. Winchester itself has a wider range of amenities including the mainline railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. Littleton falls within the catchment area for Sparsholt Primary School, The Westgate Secondary School and Henry Beaufort Secondary School.

Tenure: Freehold

Services

Mains gas, electricity and water. Private drainage.

Winchester City Council

Council tax band: E

EPC rating: D

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth

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