



Dale Close, Littleton, Winchester, SO22 6RA

Winkworth





Dale Close, Littleton, Winchester, SO22 6RA

## Substantial and Appealing Family Home in Sought-After Littleton

Originally built in the 1970s, this spacious, attractive, detached family home is quietly positioned in a private situation behind a lovely, large front garden on this much sought-after road in the heart of the village. The garden and wide frontage really enhance the impressive kerbside appeal. The property offers five double bedrooms and three reception rooms across two floors and the rooms are bright and appealing thanks to large, double-glazed windows. The house-owned solar panels have a feed-in tariff with a yearly income.

The house is entered via an enclosed porch, with a cupboard perfect for storing shoes and coats, and leads into the large, welcoming entrance hall, which is central to all ground floor rooms. On one side of the hall, the generously proportioned, triple-aspect, L-shaped sitting room/snug stretches from front to back with sliding, glazed doors opening on to the patio at the rear. A door leads through to the smart dining room, which itself features sliding doors onto the patio, and can also be accessed from the entrance hall.

The lovely, modern kitchen is well-appointed with a range of base and eye level units and integral appliances such as fridge/freezer, oven, gas hob with extractor above, dishwasher and microwave. French doors lead out to the rear. Adjacent to the kitchen is the smart utility room with space and plumbing for a washing machine and tumble dryer, as well as ample built-in storage and access to the garden. There is a well-appointed study alongside the WC off the hall, and a door leads into the rear of the double garage.

Stairs rise to the first floor where the spacious landing leads to five double bedrooms, all but one with fitted wardrobes. To the front, bedroom one is a fantastic size and benefits from a generous amount of cleverly built-in storage. A modern bathroom with both bath and shower lies next to this bedroom and there is scope to combine these into a large principal suite. Bedroom two lies to the rear of the property with views over the garden and has the advantage of an en-suite shower room. The three remaining double bedrooms are served by a family bathroom with shower over the bath.

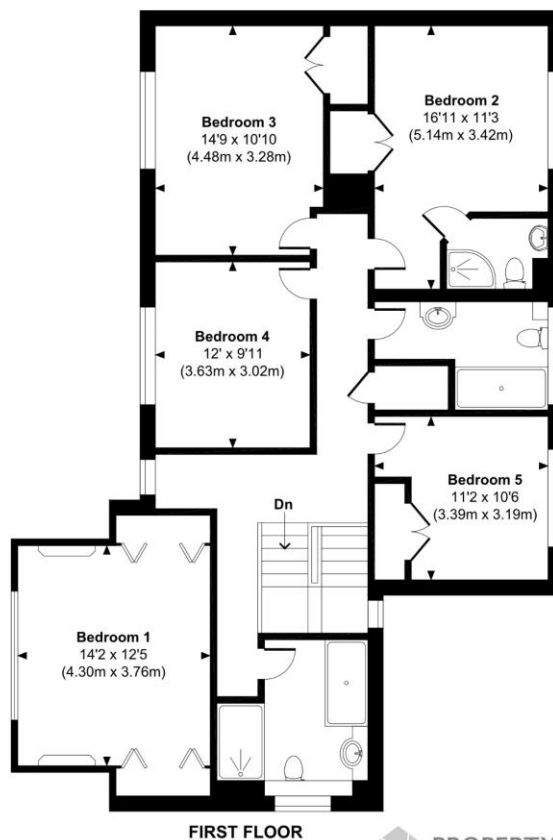
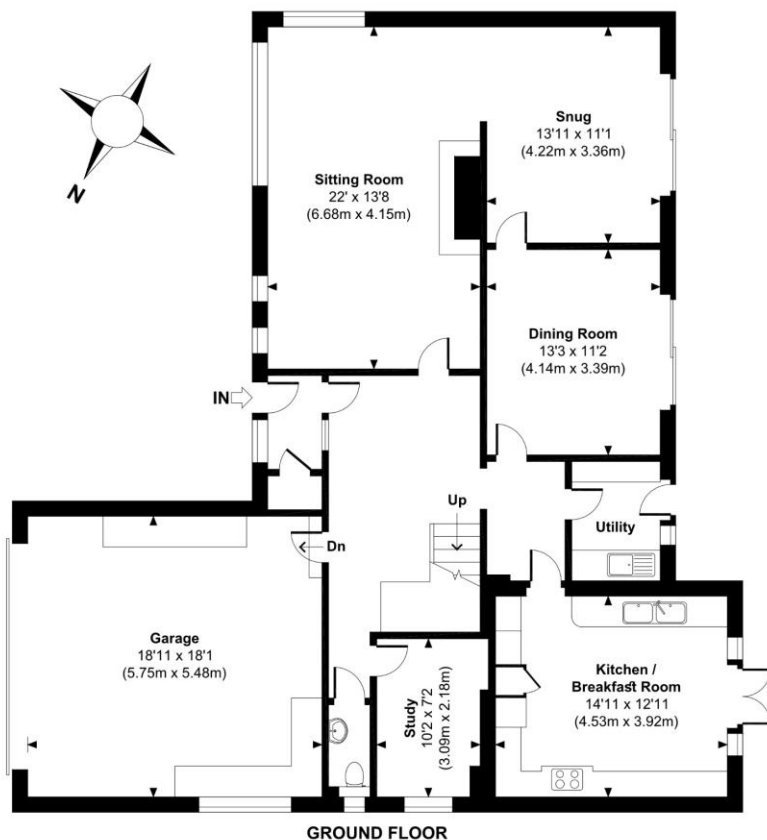
Outside to the front of the property an area of lawn, bordered by mature shrubs, runs alongside a generous driveway offering plenty of parking in front of the integral double garage. The south-facing rear garden is a joy, with mature hedge and tree borders, well-stocked flower beds surrounding the lawn and a large patio area running along the full width of the house, perfect for al fresco dining.





## Dale Close

Approximate Gross Internal Area  
Main House = 2463 Sq Ft / 228.84 Sq M  
Garage = 339 Sq Ft / 31.51 Sq M  
Total = 2802 Sq Ft / 260.35 Sq M



© www.propertyfocus.co | Professional Property Photography & Floorplans  
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), 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 guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

## Dale Close, Littleton, Winchester, SO22 6RA

### Directions

From our office in Southgate Street, turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Pauls Hill and turn left onto Stockbridge Road. Follow Stockbridge Road straight over the two mini roundabouts and turn right into Main Road, signposted Littleton. Turn left into Valley Road and then right into Dale Close. The property can be found on your left.

### 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, water, private drainage

### Winchester City Council

**Council tax band:** G

**EPC rating:** C

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

### Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently