



North Drive, Littleton, Winchester, SO22 6QA

Winkworth



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Attractive and Spacious, Detached Village House

A wonderful detached, village house, lovingly maintained and with a perfect balance between the amount of reception space and bedrooms on offer. Positioned in the heart of this popular village, the house has lovely large rooms throughout and is very well presented. Externally, there is a beautifully landscaped garden, and off-road parking at the front.

A spacious, welcoming central hall is a most impressive start, with all the reception spaces radiating from it. The kitchen/breakfast room is attractively fitted with solid oak base units topped by lovely granite worksurfaces, and with a built-in breakfast bar. There are ample, eye level units too, and integrated appliances include fridge, dishwasher, oven, grill and microwave and hob. Just off one end is a useful utility room with freezer, and with a door out to the garden. At the rear of the house is a very spacious, bright sitting room with open fireplace as a centrepiece and with double doors out to a most welcoming conservatory which itself has doors out to the rear garden. Flat-folding, oak doors at one end of the sitting room allow the space to be either entirely separate from or open-plan to the sizeable dining room which was added in 2015 and which again has doors to the garden. At the front of the house, adjacent to the kitchen, there is a well-appointed study, and a downstairs WC completes the ground floor accommodation.

From the hall, stairs lead up to the first floor where four double bedrooms are located. The principal bedroom is a very good size and boasts both a dressing room and a modern en-suite shower room. The three other bedrooms are served by a smart, recently refurbished family bathroom which has a shower above the bath.

The rear garden is delightful, low maintenance and private with a shingled area flanked by pretty flower beds which are well-stocked with an array of attractive flowers, shrubs and small, specimen trees. On one side of the conservatory, a patio provides an attractive sitting area. There is a metal shed provided for storage and off-road parking for three cars on the driveway at the front of the house. While there is no mains drainage in Littleton, the house does benefit from a well-maintained blown air 'aerobic' sewage treatment system which releases 'grey water' to a deep soakaway.



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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. Once in the village, turn right into North Drive and the property is on the 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 School and Henry Beaufort Secondary School.

Tenure: Freehold

Services: Mains gas, electricity and water. A blown air 'aerobic' sewage treatment system releases 'grey water' to a deep soakaway

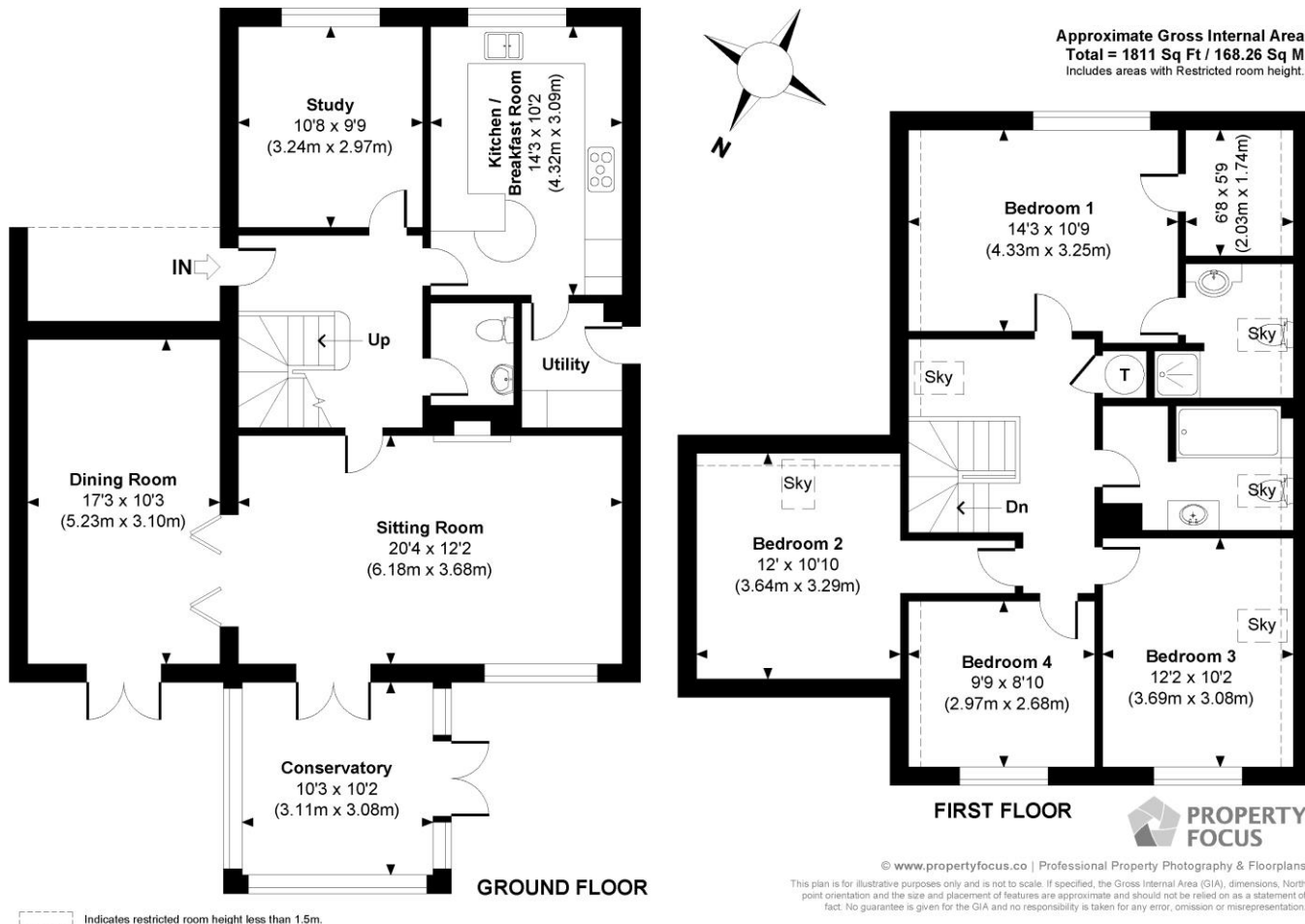
Council tax band: G Winchester City Council

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



Winkworth Winchester

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