



Rozelle Close, Littleton, Winchester, Hampshire, SO22 6QP

Winkworth



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Spacious Bungalow Tucked Away in Popular Village of Littleton

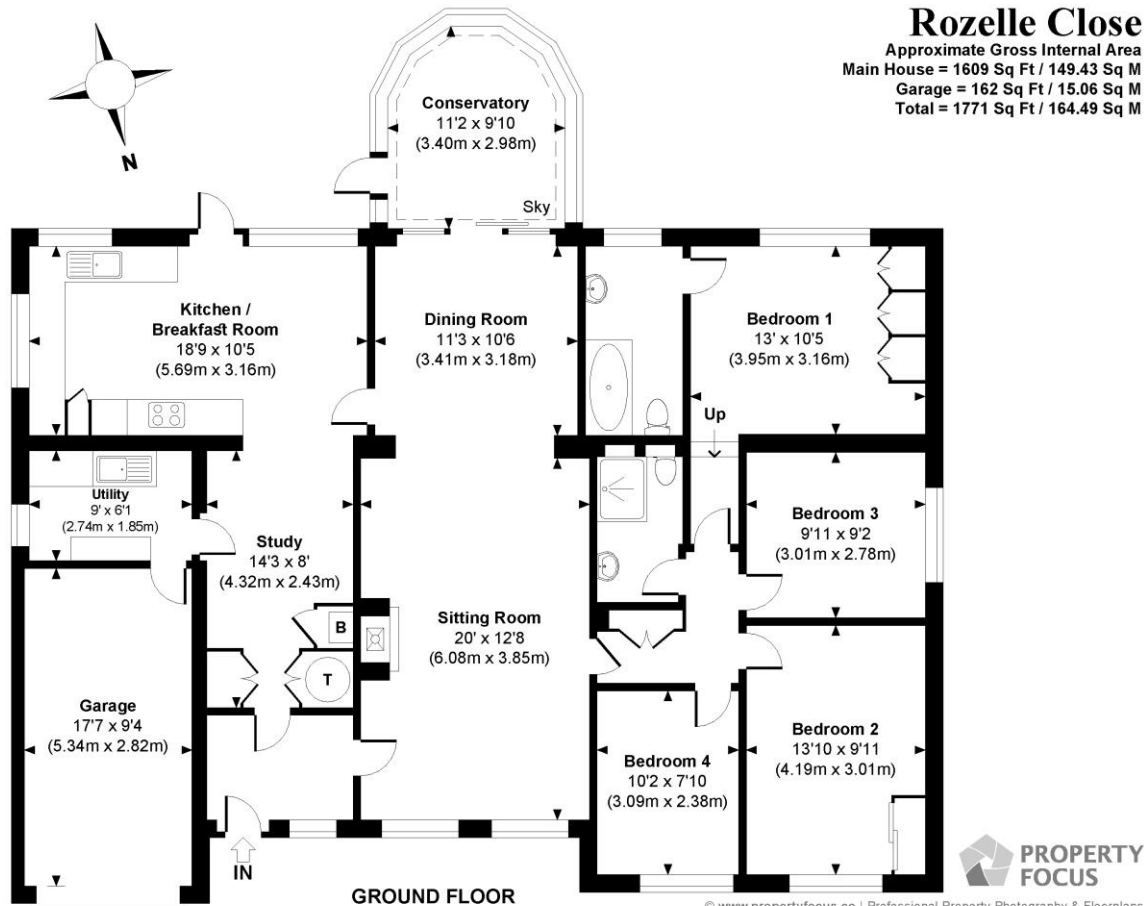
This wonderful detached bungalow sits on a generous plot of approximately 0.25 acres, and is very pleasantly situated in a peaceful cul-de-sac in Littleton. The property has been cleverly and sympathetically extended to offer well balanced, spacious accommodation which is complemented by a muted colour palette throughout. There is a pleasing separation between the reception spaces and the bedrooms, which all have an abundance of natural light.

First impressions are superb, with a large welcoming entrance hall giving access to the reception rooms, along with a useful utility room. The generous sitting room is at the heart of the house - an excellent room with a wood-burner inset within the fireplace and with large windows overlooking the front garden. The folding doors which lead through to the lovely, light dining room can be opened up so that the whole forms one substantial reception space, perfect for entertaining. The dining room opens into the conservatory; another wonderful space with stunning views over the garden and with a door leading onto the patio. Adjacent to the dining room is the superb, double-aspect kitchen/breakfast room which is well-appointed and bright with fitted units providing ample storage. Integrated appliances include double oven, induction hob, extractor, dishwasher and fridge. There is plenty of space for a table and chairs and the rear garden can be accessed from here. Stepped up from the kitchen is a lovely snug area, currently used as a study, which leads on to a useful utility room with space and plumbing for a washing machine and tumble dryer. A door provides internal access to the integral garage.

An inner hall from the sitting room leads to the four bedrooms, all of which are doubles. The main bedroom, to the rear of the property, has attractive fitted wardrobes, wonderful garden views and a super en-suite bathroom with shower over bath. Bedroom two also benefits from fitted wardrobes, and all of the bedrooms are a good size. The smart family shower room is conveniently positioned for all of the bedrooms.

Outside to the front of the property the driveway provides plenty of off road parking leading to the single garage, and there is a beautifully-tended garden which is laid to lawn with hedge borders. Side access leads round to the delightful and lovingly maintained rear garden which is cleverly divided; a wonderful, formal area includes paved patio, manicured lawn, landscaping, pond and mature shrub borders, while beyond a trellis fence there are many practical areas for the green-fingered, including a greenhouse, sizeable vegetable patch and fruit cage. The house-owned solar panels have a feed-in tariff with a yearly income.





Rozelle Close

Approximate Gross Internal Area
 Main House = 1609 Sq Ft / 149.43 Sq M
 Garage = 162 Sq Ft / 15.06 Sq M
 Total = 1771 Sq Ft / 164.49 Sq M

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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. Rozelle Close can be found on the left hand side after approximately 0.8 miles. The property is at the far end.

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: F

EPC rating: C

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester



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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.

Winkworth Winchester

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