



BERCOTE CLOSE LITTLETON, WINCHESTER, SO22 6PX

Winkworth



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LOVELY BUNGALOW TUCKED AWAY IN THIS POPULAR VILLAGE.

This attractive detached bungalow sits on a generous plot and is very pleasantly situated in a peaceful cul-de-sac within popular Littleton. There is a pleasing separation between the reception spaces and the bedrooms, which all have an abundance of natural light. The property has been well maintained and offers ample scope for extension, to the front and into the loft subject to the relevant planning permissions.

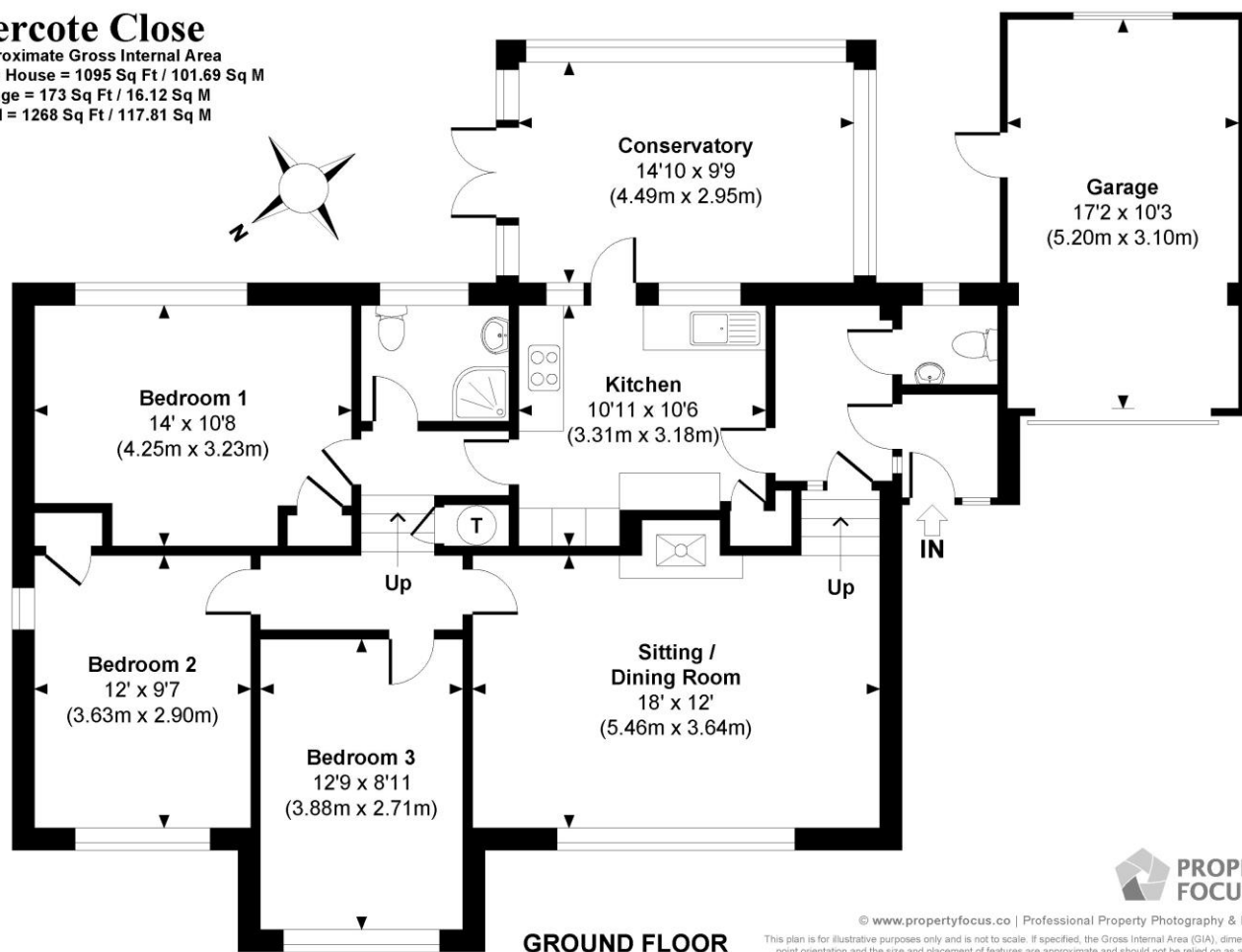
First impressions are very pleasing, with the property attractively set back behind a large front garden, providing a great deal of privacy. An inner hall gives access to a further hallway, with a smart WC off, and a short flight of steps leads to a fantastic sitting room with brick-built fireplace and log-burner. This well-proportioned room has a lovely view over the front garden and super rooftop views over Littleton. Also accessed from the hall, the kitchen is well appointed and bright with fitted units and built-in appliances which include a double oven, four ring gas hob and a slimline dishwasher. A door from here leads through to the conservatory; a lovely bright space enjoying views over the garden which can also be reached via double patio doors. There are three double bedrooms, two of which have built-in wardrobes, and a fully tiled bathroom with shower cubicle.

Outside to the front there is ample off-road parking for several cars on the driveway leading to the single garage, and a lawned garden with hedge borders sits alongside. Side access leads to a beautifully maintained rear garden of a good size. This is mainly laid to lawn with mature shrubs and a selection of plants and flowers.



Bercote Close

Approximate Gross Internal Area
Main House = 1095 Sq Ft / 101.69 Sq M
Garage = 173 Sq Ft / 16.12 Sq M
Total = 1268 Sq Ft / 117.81 Sq M



GROUND FLOOR



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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.

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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. Bercote Close can be found on the right-hand side after approximately half a mile.

Situation

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 and electricity, water meter, septic tank

Council tax band

E – Winchester City Council

EPC rating

D

Viewing

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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