



The Hall Way, Littleton, Winchester, Hampshire, SO22 6QL

**Winkworth**

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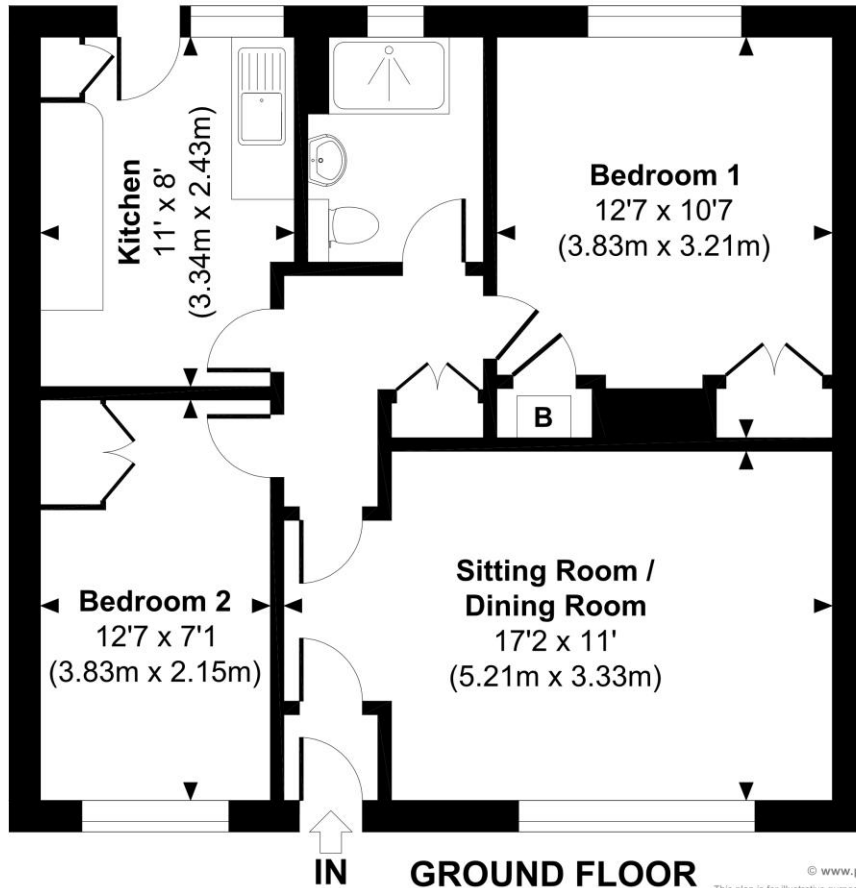
## Attractive Bungalow in the Heart of Littleton

This attractive, well-presented bungalow is positioned in a very popular location right in the heart of the pretty, thriving village of Littleton. The property has the benefit of being offered with no forward chain.

The small entrance porch first gives access to a most welcoming and spacious sitting room which is very bright courtesy of a large, double-glazed window overlooking the front garden. The hallway is in the middle of the property, giving access to two good, well-presented bedrooms both of which have built-in wardrobes. The appealing, modern kitchen at the rear has a range of base and eye-level units as well as space for appliances such as fridge/freezer, washing machine and cooker. A door leads straight out to the rear garden. There is a smart shower room adjacent to the kitchen.

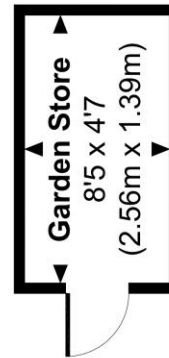
The pretty, established rear garden is laid to lawn with beds of mature shrubs surrounding. A garden gate leads to a communal pathway at the rear. A brick-built garden store provides useful storage. To the front of the bungalow, a low picket-fence gives access to the front garden where a path leads past pretty shrubs and plants producing an attractive approach. There is plenty of parking in the area with a pull-in for residents only to the front and also parking available in the car park for Littleton Village hall and playing fields, which is just round the corner.





## The Hall Way

Approximate Gross Internal Area  
 Main House = 596 Sq Ft / 55.33 Sq M  
 Garden Store = 38 Sq Ft / 3.56 Sq M  
 Total = 634 Sq Ft / 58.89 Sq M  
 Outbuildings are not shown in correct orientation or location.



**GARDEN STORE**



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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. Turn right into The Hall Way, where the property can be found on the left-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 gastropub (The Running Horse), village hall, recreation ground, 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 60 minutes), High Street shops, library, coffee shops, public houses, restaurants, theatre, cinema, museums and 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, water. Private drainage

**Council Tax Band: C**

**Local Authority : Winchester City Council**

**EPC Rating : C**

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