



ST. SWITHUN'S COTTAGE

Littleton, Winchester, Hampshire



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Littleton, Winchester,
Hampshire SO22 6QS

An attractive, 4-bedroom detached cottage with a large garden, located in a highly popular village on the edge of Winchester, now for sale for the first time since 1925 when purchased by the present owner's Great Grandmother.

Guide price £1,050,000

Winchester 3 miles
London Waterloo from Winchester 1 hour
(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



ST SWITHUN'S COTTAGE

A characterful, Grade II listed, partially thatched cottage located in Littleton, on the outskirts of Winchester. The oldest part, including the sitting room, dates back to the early 1500's, when it was a tenanted farmhouse owned by the Priory of St. Swithun in Winchester. With later alterations and a modern extension to the rear, the cottage now provides good accommodation ideal for a family home, with a wealth of period features throughout, including a Perspex panel in the dining room revealing part of the medieval wattle and daub construction. The premises comprise the original thatched building, leading through to the modern extension at the back of the house.

At the front of the house is the cosy sitting room with exposed beams and inglenook fireplace. Adjoining the sitting room is a second kitchenette or utility. The dining room is a large and bright room, with a feature window overlooking the garden. The modern but tasteful extension at the back of the cottage houses the open plan kitchen with separate utility room, and a bright living room, with a full height vaulted ceiling, large windows and a stable door leading to the garden. The living room leads through to the main bedroom with an en suite shower room and walk-in wardrobe, again benefitting from views over the garden and above it a study area on a mezzanine floor. Bedroom 2 is also on the ground floor at the front of the cottage, with an en suite shower room. There is a family bathroom on the ground floor whilst bedrooms 3 and 4 are on the first floor which also features a large landing space.

The gardens are a wonderful feature of St Swithun's Cottage. A driveway alongside the cottage leads into a large gravel parking area, and then up to the main garden. The garden is predominantly laid to lawn with well stocked and pretty shrub and herbaceous borders. A summer house nestles under a copper beech tree providing a pleasant area to sit out, with a small pond and rose garden. At the top of the garden is the wooden framed double garage and garden store.

SITUATION

The cottage is to be found in Littleton, a short drive from Winchester City Centre and within easy reach of the railway

station and main line to Waterloo (c. 1 hour). The village has a good range of amenities including the Running Horse public house, village hall and playing fields. The catchment primary school is Sparsholt, which is highly regarded and there is a superb selection of private schools in the area including Twyford, St. Swithuns, Pilgrims and Winchester College. Secondary education in Winchester is very good with Westgate being the catchment school and Peter Symonds' College for sixth form.

Winchester also has an excellent range of restaurants, shops, culture and leisure facilities and Southampton has a broader range of amenities. Communications in the area are excellent with the M3, A34 and A303 all within easy reach. Winchester railway station provides a fast train to London Waterloo and Southampton Airport is 14 miles away.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity, mains gas and private drainage. Oil and gas fired heating.

Broadband availability

Super-Fast Broadband available (Ofcom).

Mobile Phone Coverage

Good mobile phone coverage available with EE, Three and Vodafone (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Solid walls, timber framed in the old section and partially thatched roof.

Building safety

None that the vendor is aware of.



Local Authority

Winchester City Council. Band G.

Restrictions

Conservation area.

Risks

None identified.

Postcode

SO22 6QS

Directions

From Winchester, take the Stockbridge Road heading west out of the city. After passing Waitrose and Aldi supermarkets on the right, proceed up the hill and take the second right turning, signposted to Littleton. Continue along this road passing through the middle of the village. Pass the Running Horse pub on the right and at the bottom of the hill, St Swithun's Cottage will be found on the right-hand side.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB These particulars are as at January 2025.

St Swithuns Cottage

Approximate Gross Internal Area
Main House = 2572 Sq Ft / 238.94 Sq M
Garage = 608 Sq Ft / 56.49 Sq M
Total = 3180 Sq Ft / 295.43 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



IMPORTANT NOTICE

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Winchester

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