

  
Hellards



*At home in Winchester*



# Lane End Cottage, Lane End

LONGWOOD, WINCHESTER, HAMPSHIRE, SO21 1JT

## Guide Price £850,000

- Charming Brick & Flint Cottage built in 1871
- Over 1/3rd Acre Plot with Countryside Views
- Located Close to The South Downs Way footpath
- Opportunity to Develop Forge Outbuilding, STP
- 3 Reception Rooms and Conservatory
- 3 Bedrooms and a Bathroom

A charming brick and flint cottage with cat slide roof, dating from 1871, located in a beautiful, rural location, with easy access to The South Downs Way on foot. From the garden and cottage, there are far-reaching countryside views, making this the perfect rural idyll. The overall plot size is over 1/3rd acre and, within the garden, there are apple trees, a walnut tree and a large blacksmith's forge, which we consider could be ripe for development, subject to planning.

The front door opens to an entrance lobby, with a cloakroom and door to the kitchen. The kitchen features a range of units and drawers, with worktops above and an electric range cooker. Beyond the kitchen is a small utility room and on into the bathroom, which features a shower enclosure and separate bath.

An opening from the kitchen leads through to the dining room, which has a lovely view and door to the garden. A step goes up to the light and airy family room, which has French doors to the conservatory, from where doors open to the garden. The sitting room features a fireplace with a wood-burning stove, and stairs which go up to the first floor.







Upstairs, off the landing there are three double bedrooms: The main bedroom is a sizeable room, with twin wardrobes in the alcoves. The second bedroom is also a good size room, with built-in eaves storage, and the third bedroom has a window to the front.

The garden is completely secluded, and enjoys views over the adjoining fields. There is a seating terrace adjoining the rear of the cottage and conservatory, with the remainder of the garden laid to lawn, with mature planting and some trees. Towards the bottom of the garden is an old blacksmith's forge, a timber structure measuring 9m x 4.7m (30ft x 15ft), which we believe has considerable potential for development, subject to planning permission.

Winchester City centre is a short drive offering excellent shopping facilities together with numerous cafés, restaurants and bars. Steeped in history the city has the renowned Cathedral, Great Hall and Guildhall to name but a few of the places of interest. For the commuter the mainline train station is close to the city centre and there are a number of excellent local schools. Road access provides routes to London or the south coast via the M3 motorway as well as the A34 leading to Newbury and the Midlands.

### **SERVICES**

Mains electricity. Oil-fired central heating. Private drainage system. Private water is supplied from The Longwood Estate. The owners are shareholders of The Longwood Water Company, which supplies 80 local properties. There is a quarterly metered charge.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: E

### **DIRECTIONS**

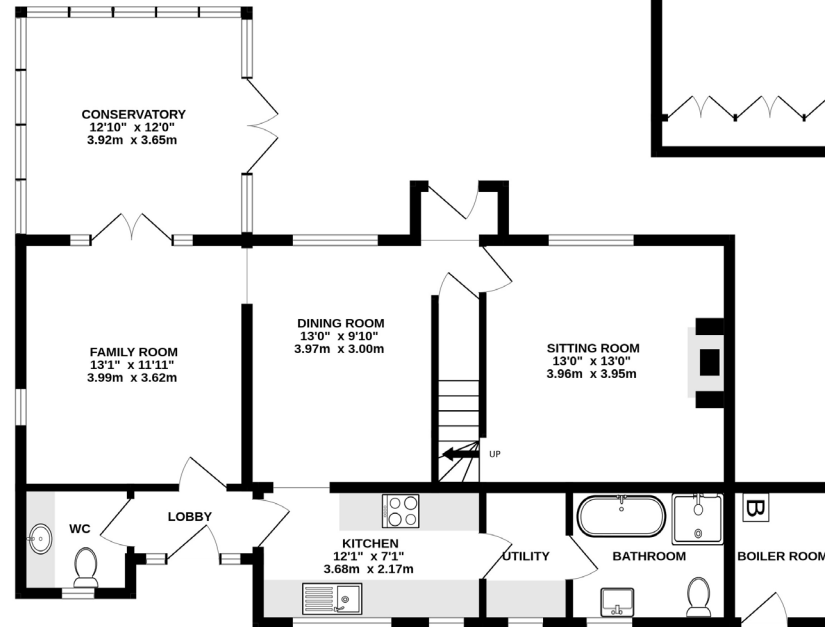
From Winchester: Follow the A272 in the direction of Petersfield towards Cheesefoot Head, then after one mile take the right hand turn signposted To Warnford and Preshaw. Straight over next crossroads, Lane End Cottage will be the first house you see bottom of hill, on the corner of Dean Lane opposite the country Postbox.

What3words location ref: [///spectacle.inner.scarf](https://www.what3words.com/spectacle.inner.scarf)

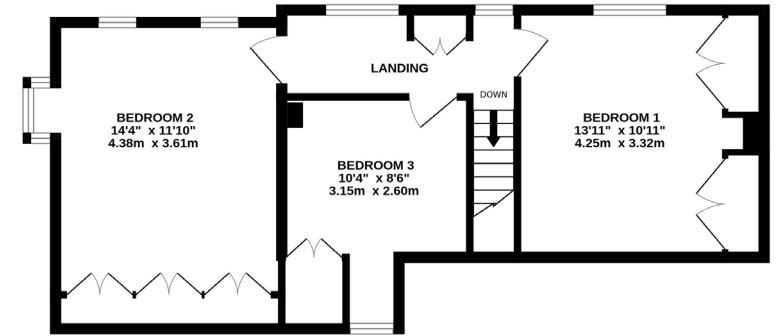




**GROUND FLOOR**  
907 sq.ft. (84.3 sq.m.) approx.



**1ST FLOOR**  
544 sq.ft. (50.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient – higher running costs			
		60	81
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

