



Pitt, Winchester, SO22 5QP

Winchester

£950,000



Bedrooms: 4 | Bathrooms: 2 | Receptions: 3

Tucked away in the small hamlet of Pitt on the southern edge of Winchester, is this Grade II Listed home of 15th Century origin that has evolved over the years into a beautifully balanced country house. With just under a third of an acre of mature, secluded gardens, generous parking and over 2,000 sq. ft. of flexible accommodation, this is a rare opportunity to secure a characterful home in an exceptionally private yet well-connected setting.

Ground Floor

The house opens into a large reception hall with quarry-tiled hearth, timber mantelpiece and exposed ceiling timbers, creating an inviting introduction to the property. From here, doors lead into the sitting room, a light and airy space with open fireplace, exposed beams and views across the garden.

The heart of the home is the farmhouse kitchen and breakfast room, with its Belfast sink, solid pine work surfaces, exposed beams, bricked inglenook fireplace and Everhot range. A rear hall leads to a large cloakroom/utility (formerly a bathroom) offers excellent flexibility.

To the rear, the family/dining room is a particularly generous space, with exposed timbers, alcoves and scope for multiple uses, making it ideal for entertaining or as a secondary living area.

First Floor

A long landing with exposed cruck frame leads to four well-proportioned bedrooms. The principal and second bedrooms are substantial doubles with storage and original framework on display, while bedrooms three and four provide further flexible accommodation. The family bathroom features a roll-top bath, wash basin, WC and painted panelling.

Outside

The gardens are a standout feature of this Cottage. Mature trees and landscaping create a private, sheltered setting with defined lawn and seating areas ideal for entertaining. There is ample parking, and the plot's size provides scope for an additional outbuilding, subject to planning, suitable for a work from home or home office space or practice (STPP)

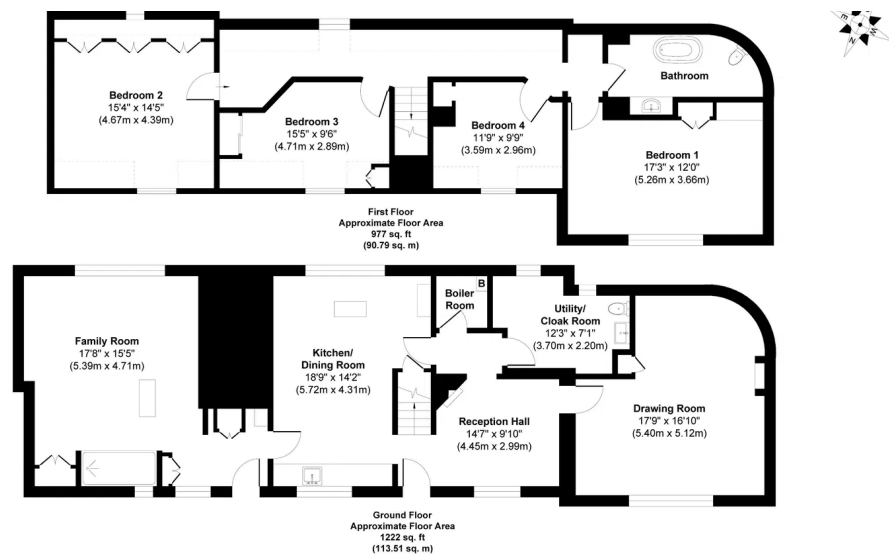
Location

Pitt is a sought-after hamlet on the outskirts of Winchester, just 2 miles from the city centre and station. From here, London Waterloo can be reached in under an hour, while the M3 motorway gives quick access to Southampton, the South Coast and the West Country. The area is well served by excellent state and independent schooling, and nearby towns include Romsey (8 miles) and Stockbridge (10 miles). Winchester itself offers a wide range of amenities, including a central Waitrose, Marks & Spencer, and a host of independent boutiques, cafés, and restaurants all within a few minutes drive.



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