



Witts Cottage
Wonston Road | Sutton Scotney | Winchester | Hampshire | SO21 3GX

WITTS COTTAGE



There are houses you buy, and then there are homes you fall in love with. Witts Cottage is firmly the latter - a quintessential “chocolate box” Grade II Listed thatched cottage dating back to the 17th century. Full of period character yet thoughtfully modernised, it offers all the charm of a film set with the practicality and comfort required for contemporary family life.

Set in the heart of a popular Winchester village, the cottage makes an unforgettable first impression with its beautiful façade and immediate access to the Watercress Way, an idyllic network of countryside walks.



ACCOMMODATION SUMMARY

Character radiates from every beam and detail. Exposed timbers run throughout, telling a story of centuries past - from the original front door key dating back to circa 1800, to the dining room's striking feature beam, adorned with ornamental lights that add a sense of warmth and charm to family gatherings.

The spacious kitchen, with wooden worktops and a vaulted ceiling, creates a wonderful feeling of light and space. From here, a breakfast room leads into a generous hallway with cloakroom, and onto the formal dining room overlooking the front of the property.

The cosy sitting room, complete with wood-burning stove, double-aspect windows and a single door to the terrace, is ideal for winter evenings. Beyond is a versatile movie room that could serve as a further bedroom or second sitting room, also offering direct garden access. Limestone and flagstone floors run throughout the ground floor, practical for both entertaining and everyday family life.

The layout is delightfully quirky, with two separate staircases leading to the first floor. Here you will find three double bedrooms and a good-sized family bathroom.

In 2022, the owners added a striking oak-framed garden annexe, clad in cedar and overlooking the vegetable patch. This insulated, self-contained space is perfect for working from home, complete with mezzanine storage and a utility wall designed for modern convenience.



Key Features:

- Picture-perfect 17th century Grade II Listed thatched cottage bursting with charm
- Beautifully renovated – period features meet modern family living
- Light-filled vaulted kitchen & breakfast room with generous dining spaces
- Cosy sitting room with wood-burner and single door to the terrace
- Three spacious double bedrooms plus movie room for family nights in
- Stunning oak-framed garden annexe (2022) – perfect home office or studio
- South-facing landscaped garden & gated driveway with parking for 3-4 cars
- Sought-after Winchester village location with schools, transport & countryside walks nearby





SELLER INSIGHT

“Nestled on the edge of the village, this enchanting property enjoys immediate access to the Watercress Way and its network of countryside walks, while the beautiful façade makes an unforgettable first impression. It's the kind of home that feels plucked from the pages of a novel, yet offers the space and versatility required for contemporary family life.

Traditional exposed timbers run throughout, each telling a story of centuries past - from the original front door key dating back to circa 1800, to the dining rooms feature beam, adorned with ornamental fairy lights that never fail to spark conversation over Sunday dinners. The cottage is designed for atmosphere and intimacy, none more so than the lounge and movie room, where evenings by the fire with a classic film playing on the projector create an irresistible sense of cosiness.

Blending tradition with thoughtful modern upgrades, the owners have created spaces that support todays lifestyle while respecting the homes heritage. In 2022, a striking oak-framed garden annex was constructed, clad in cedar and overlooking the vegetable patch. This insulated workspace offers the perfect retreat for working from home, complete with a mezzanine storage area and a utility wall with appliances to streamline family living.

This has been a home for making memories. The garden, private and bathed in sunshine all day, has hosted countless birthday celebrations and summer parties. Designed for outdoor living, it features a patio with a barbecue and pizza ovens, making entertaining effortless. Nature thrives here too - robins, finches, and even the occasional woodpecker provide a soundtrack to daily life. Indoors, Christmas has always been a highlight, with the dining room perfectly suited for festive gatherings, followed by games and drinks beside the roaring fire, in true Holiday-style cottage fashion.

Practical touches ensure the cottage caters for every aspect of family life, from flagstone flooring to keep four-legged friends cool in summer to an outdoor warm tap for hosing muddy paws after a countryside walk. The layouts quirks - double staircases, feature windows, and wonky landings - add to the homes unique personality and charm, creating a living space that feels alive with history.

Community spirit is strong here. A long-standing neighbour still fondly recalls her thirty years as custodian of Witts Cottage, while Victoria Hall next door hosts classes, cafés, exhibitions, and even the much-loved Wessex Egg Show. For families, Sutton Scotney offers an excellent nursery, a thriving village shop, and a welcoming local pub, all within minutes of Winchester, with London less than an hour away by train.

For the current owners, leaving Witts Cottage will be a bittersweet moment. They will miss the sense of history that echoes through every beam, the warmth of Christmas lunches shared with friends, the laughter of summer garden parties, and the simple joy of closing the door on a winter evening to retreat by the fire. Above all, they will miss being custodians of a home that feels not just lived in but deeply loved - a home waiting to create its next chapter with someone new.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























Outside

The garden is a haven of sunshine and seclusion, designed for outdoor living. A landscaped southerly aspect lawn is bordered by mature trees and shrubs, while a terrace and patio provide the perfect setting for entertaining with a barbecue or pizza oven. The space has hosted countless celebrations, from summer garden parties to festive Christmas gatherings. Nature flourishes here too - robins, finches, and woodpeckers bring the garden to life year-round.

Practical additions include an outdoor warm tap for muddy boots or paws, a wooden shed, an EV charging point, and parking for 3-4 cars via a gated private driveway.

Location

Sutton Scotney is a village rich in community spirit. The Victoria Hall hosts cafés, exhibitions, and the much-loved Wessex Egg Show, while the village itself offers a nursery, local shop, and welcoming pub.

For wider amenities, Winchester lies just 6 miles south, offering boutique shopping, fine dining - including the Michelin-starred Black Rat - cinema, theatre, and the renowned Farmers' Market. Educational opportunities are excellent, with South Wonston Primary and Henry Beaufort Secondary in catchment, alongside Winchester College, St Swithun's, Peter Symonds, and nearby prep schools.

Sporting pursuits abound with golf at Royal Winchester, Test Valley, and The Park Golf Club, horse racing at Newbury, sailing on the Solent, and fishing on the nearby Test and Itchen rivers.







Services, Utilities & Property Information

Tenure – Freehold
 Council Tax Band F – Winchester City Council
 Property Construction – Non-standard construction – Timber frame with brick or render infill panels with a thatched roof.
 Electricity Supply – Mains
 Water Supply – Mains
 Drainage & Sewerage – Septic tank
 Heating – Oil-fired central heating
 Broadband – Superfast FTTC Broadband connection available – we advise you to check with your provider.
 Mobile signal/coverage – 4G and some 5G mobile signal is available in the area – we advise you to check with your provider.
 Parking – Driveway parking for 3–4 cars.
 Special Notes – There are trees on the property with a Tree Preservation Order.
 The property is situated in a conservation area.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600 691.

Website

For more information visit <https://www.fineandcountry.co.uk/winchester-andover-and-petersfield-estate-agents>



Approximate Gross Internal Area = 1640 sq ft - 152 sq m
 Outbuilding Area = 286 sq ft - 27 sq m
 Total Area = 1926 sq ft - 179 sq m (Excluding Shed / Void)



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 E	
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 09.09.2025





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We value the little things that make a home



HANNAH FORREST PARTNER AGENT

Fine & Country Winchester, Andover & Petersfield
07581 257 548
hannah.forrest@fineandcountry.com

I connect people with property.

My journey in real estate began at a young age, assisting my mother with our family-owned lettings portfolio - starting with end-of-tenancy cleans and later managing the business independently.

Since then, I've built extensive experience in block and commercial management, as well as property development, working as a consultant for some of London's largest developers.

Now operating across Winchester and the surrounding areas, I leverage over 15 years of expertise and deep local knowledge to secure sales for some of the county's most desirable properties. Specialising in equestrian properties - an area particularly close to my heart - understanding not only the homes but also the unique requirements of buyers and their horses.

While high-quality photography and well-presented open houses play a key role in marketing, my priority is always to provide a transparent, fair, and practical service. My reputation has been built on integrity, ensuring families navigate significant transitions with confidence.

With the backing of Fine & Country's extensive network, internationally recognised brand, and exceptional outreach, my clients benefit from both a highly personal approach and world-class property marketing.

Beyond estate agency, I spend my time renovating homes, exploring the Hampshire countryside on long dog walks, and competing with my horses.

THE FINE & COUNTRY
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Fine & Country Winchester, Andover & Petersfield
1 Winnall Valley Road, Winchester, Hampshire SO23 0LD
01962 600691 | winchester@fineandcountry.com

