



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# CRABWOOD COTTAGE | WINCHESTER

Guide Price £1,395,000

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# Calming and Captivating

Calming and captivating, Crabwood Cottage is situated in an enviable and idyllic location on the edge of the sought after village of Littleton. Surrounded by awe-inspiring countryside yet within easy walking distance to an array of amenities, outstanding schools and only a short distance from the mainline station and the wonderful City of Winchester.

A rare and exceptional home that awakens the senses with extensive open space, a stylish interior and flooded with natural light. The light filled living space creates a sense of openness, freedom and a seamless connection between the interior and the natural world. The current owners have undertaken a labour of love over the last 14 years to extend, develop and refurbish the property to an impeccable high standard with true craftsmanship, transforming the cottage and garden into a home that is truly unique.

They have merged old with new to create a light, bright and practical four bedroom family home with a separate garage and annex; but have remained true throughout to the integrity of the original cottage. The abundance of glazing positioned cleverly throughout the property enables one to experience a front row seat of Nature's Theatre, from every window there is an opportunity to sit, be still and immerse yourself in the beautiful and tranquil surroundings.

One of the many highlights of this special home is the kitchen/family room which enjoys all aspects of appealing countryside views ideal for entertaining and modern family living. A focal point in the living area is the stylish, wood burner with brick exposed surround. There is a contemporary kitchen with stylish cupboard units with ample storage. The kitchen benefits from triple glazing, the luxury of underfloor heating, new Miele integrated appliances, Dekton countertops, space for a freestanding fridge and freezer, a pantry and an island which boasts a view out to the glorious garden. In addition to this there is a perfect space for dining and entertaining whatever the season, with a stunning corner window seat overlooking the garden and countryside beyond. Outside lighting compliments this entertaining space by lighting up the trees and shrubs even on the darkest of winter evenings. A separate utility, shower room, coat and shoe cupboard combine to make this area more than practical for family life.

The sitting room is bathed in natural light, making it a truly special place to sit whatever the weather or time of day and the separate snug/tv room is the ideal retreat to cosy up and escape the world. This magnificent home really has its own exclusive living environment, ensuring one can enjoy an oasis of calm and serenity.

The first floor continues to please with four good sized double bedrooms, each with their own delightful charm and spectacular views. The principal bedroom benefits from its own modern en suite bathroom. A family bathroom completes the first floor accommodation.

## OUTSIDE

Distinctive Ash Thermowood charred timber vertical cladding covers the exterior of the new extension and garage; helping to hide the property within the canopy of the trees. A hidden gem, secluded and private, Crabwood Cottage is the perfect location for experiencing the wonder of nature and is a haven for wildlife. The garden is approximately 0.25 of an acre and will fill you with joy with its 'cottage garden style', year round colour and scent, wildlife and secret seating that follows the sunshine whatever the season. There are numerous established trees and shrubs including a magnificent plum tree which never fails to produce a good supply of fruit.

The double garage and driveway provide ample parking and above the garage is a separate triple glazed annex/home office which incorporates a new stylish kitchenette and modern shower room.

There are three sheds, a play area, greenhouse, compost and a wood store.

The garden has been lavished in love and is a dream come true for anyone interested in spending more time surrounded in nature and all its beauty.

## LOCATION

Crabwood Cottage is located in a desirable position on the outskirts of Littleton, a thriving village on the northern fringe of Winchester and about two miles northwest of Winchester City Centre. At the heart of the village are the recreation grounds and the popular Running Horse public



house. There are extensive sports and leisure facilities in Littleton, together with the Memorial Hall which provides a venue for many local activities. Winchester has many national retail chains and is home to an array of independent boutique shops and eateries and an impressive farmers market. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally, however, the capital is commutable within the hour, using South Western Railway connections to London Waterloo and Southampton's international airport granting air travel for those seeking further destinations.

Schooling in the area is excellent, with a broad selection of private or comprehensive education. The property is within catchment for Sparsholt Primary School and Westgate Secondary School. There are plenty of other choices including Kings' School, St Swithun's, Princes Mead, Winchester College, Pilgrims, and Peter Symonds sixth form college.

## KEY INFORMATION

- An Exceptional And Captivating Detached Cottage Boasts over 2000 Sq Ft
- Four Double Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Separate Annex/ Home Office With Stylish Kitchenette And Shower Room
- Beautiful Serene Private Setting
- Extensive Parking Area
- Set Within Approximately 0.25 Acre Of Land
- Within School Catchment For Sparsholt Primary School And Westgate Secondary School

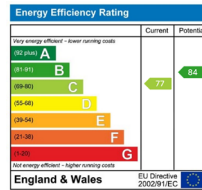
## PROPERTY INFORMATION

Tenure – Freehold

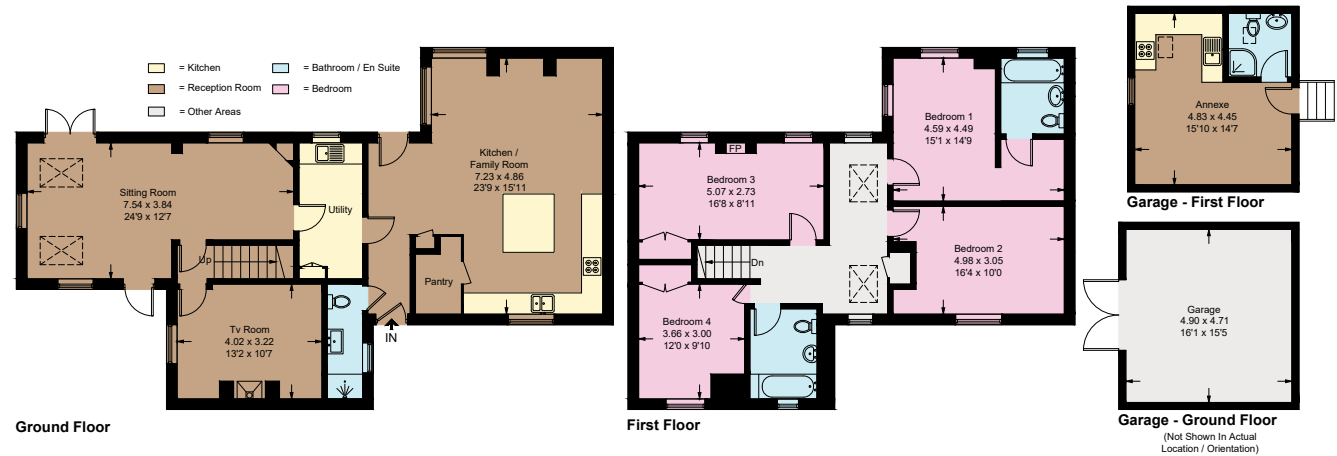
Local Authority – Winchester City Council

Council Tax – Band D

EPC - Rated C



Approximate Gross Internal Area = 181.9 sq m / 1958 sq ft  
Annexe & Garage = 44.6 sq m / 480 sq ft  
Total = 226.5 sq m / 2438 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1128565)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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All information is correct at the time of going to print.

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