



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

8 BERCOTE CLOSE, LITTLETON, WINCHESTER

Guide Price £975,000

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Stunning & Elegant

Stunning and Elegant, this wonderful residence is situated in an enviable and idyllic location in the heart of the village of Littleton. Surrounded by awe-inspiring countryside yet within easy distance to an array of amenities, outstanding schools and only a short distance from the mainline station and the wonderful City of Winchester.

A special and rare opportunity to purchase a unique, custom-built home characterised by its handsome symmetry, enviable high ceilings, round arched doorway, ornate decorative details and boasts in excess of 2200sq ft of beautifully presented accommodation arranged over two floors. This exceptional property has been superbly designed with sophistication and elegance in mind, ideal for anyone who desires luxury, comfort and expansive, light filled living space.

Upon entering the spacious, reception hall with its notably high ceilings, and two floor to ceiling windows which create a sense of grandeur with open light-filled space that warmly welcomes you. On your right there is a sumptuous sitting room featuring a desirable open fireplace with attractive natural stone mantelpiece with surround. Double doors access the magnificent south facing kitchen/dining room, bathed in natural light from three sets of French doors opening on to the garden. The stunning and spacious kitchen is fully fitted offering a wealth of high- and low-level units with integrated appliances and a lavish black granite work surface. There is also a well-appointed utility room, cloakroom on the ground floor as well as a single integral garage. The property benefits from having the luxury of underfloor heating throughout the ground floor.

As you continue up the contemporary purpose built open tread oak staircase, one is delighted with four splendid, sunny double bedrooms, all benefitting from fitted wardrobes and two with modern en suite bathrooms and an additional attractive family bathroom completes the first floor accommodation.

OUTSIDE

To the side is a pretty terrace and garden, ideal for entertaining and alfresco dining with a raised decking area and a useful brick-built garden store.

There is a double paved driveway, ample space for two cars in front of the single garage. The house is on a quiet cul-de-sac within the catchment area for Sparsholt Primary School and Westgate or Henry Beaufort Secondary School. Independent schools in the area include Prince's Mead, Twyford, The Pilgrims' School, Winchester College, Farleigh and St Swithun's School.

LITTLETON AND SURROUNDING AREA

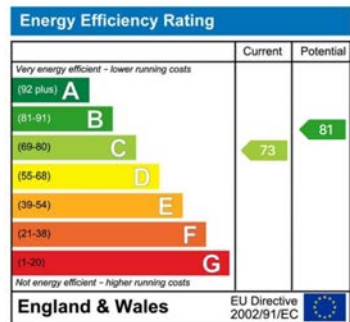
The property is located in a desirable position in the centre of Littleton, a thriving village on the northern fringe of Winchester and about two miles northwest of Winchester City Centre. In the village there is a recreation ground and the popular Running Horse public house. There are extensive sports 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

- A Stunning and Elegant Italianate Style Detached Residence
- Four Double Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Private and Secluded Garden
- Unique and Custom Built Home Boasting 2263 Sq Ft
- Integral Garage/Underfloor Heating
- Idyllic Village Setting
- Sought After Location
- Within School Catchment For Sparsholt Primary School and Westgate Secondary School

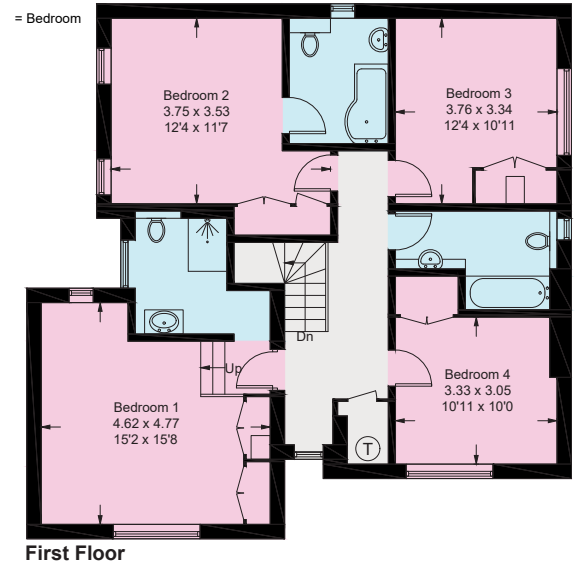
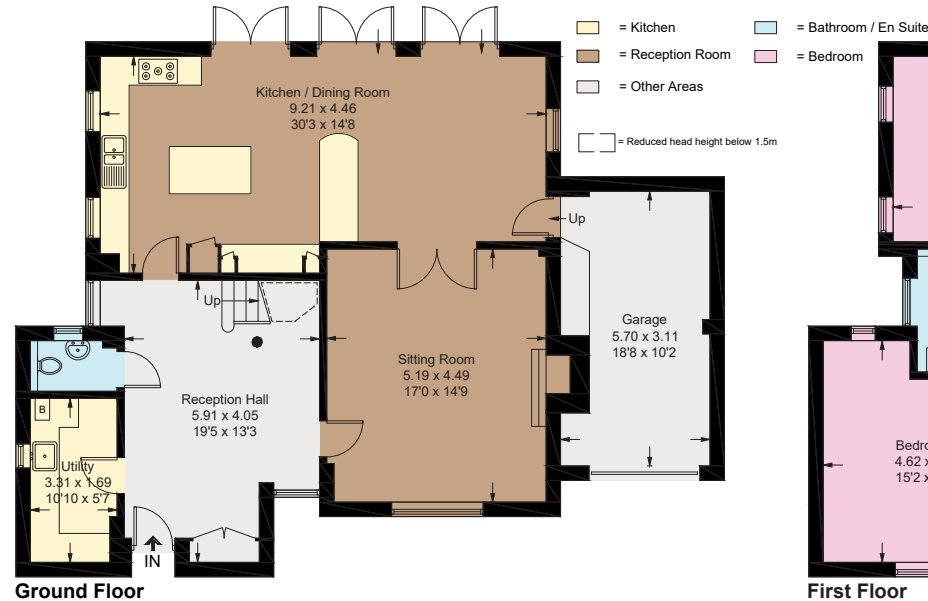


Approximate Gross Internal Area (Including Garage)

Ground Floor = 115.3 sq m / 1241 sq ft

First Floor = 95.0 sq m / 1022 sq ft

Total = 210.3 sq m / 2263 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. (ID1179918)

PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC - Rated C

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.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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