

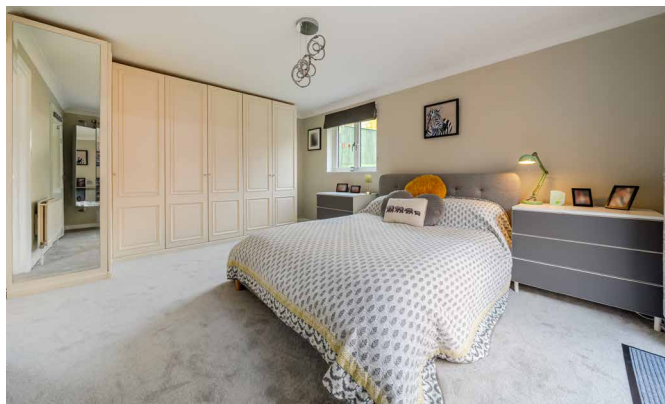


*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

# ROWAN COTTAGE, MAIN ROAD, LITTLETON SO22 6QS

Guide Price £800,000

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## *Enchanting & Envable*

### AN ENCHANTING AND ENVIABLE THREE BEDROOM COTTAGE STYLE RESIDENCE IN AN IDYLIC AND DESIRABLE SETTING IN THE SOUGHT AFTER VILLAGE OF LITTLETON

Set in a desirable and secluded position surrounded by picturesque countryside, this captivating and beautifully presented three-bedroom cottage-style property offers the perfect blend of elegance, comfort, and contemporary living. 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. Built in 1985, the property has been meticulously maintained and is offered in immaculate, turn-key condition. Situated within the sought-after catchment areas for Sparsholt Primary School and Westgate Secondary School, this exceptional home combines rural tranquillity with convenience.

#### GROUND FLOOR

Upon entering, you are welcomed by a convenient and practical boot room, perfectly designed for everyday family living. This leads into an attractive open-plan kitchen and dining room, the true heart of the home. Light-filled and beautifully designed, the kitchen is equipped with high-quality fitted appliances, including a double oven, generous cabinetry, and a chic breakfast bar with seating. Elegant decorative tiled flooring enhances the character of the space, while the substantial dining area offers the perfect setting for entertaining and family gatherings.

The handsome oak flooring in the dining area continues seamlessly into the splendid sitting room, where a sumptuous log burner takes centre stage, creating a warm and inviting atmosphere, ideal for relaxing evenings at home.

#### FIRST FLOOR

The principal bedroom suite is an impressive sanctuary, featuring extensive wardrobe storage and patio doors opening onto a private terrace with seating area, perfect for morning coffee or quiet reflection. The en-suite shower room is luxuriously appointed, offering contemporary finishes and a spa-like ambiance. There are two additional superbly presented bedrooms, each with their own distinctive charm, served by a stylish family bathroom finished to an exceptional standard.

#### GARDENS AND PARKING

Externally, the property is equally captivating. To the front, a double garage and large driveway provide ample parking for several vehicles, complemented by an attractive front patio area. To the rear, the generously sized garden enjoys breathtaking countryside views, offering a perfect balance of beauty and privacy. Thoughtfully landscaped, the garden is mainly laid to lawn and framed by mature trees and ornamental shrubs. A decked terrace with hot tub and seating area provides a luxurious space for outdoor relaxation and entertaining, the ideal setting to unwind while taking in the serene surroundings.

This exceptional property offers a rare opportunity to acquire an appealing cottage-style home in one of Littleton's most desirable locations, combining timeless design, high-quality finishes, and spectacular views.

#### LITTLETON AND SURROUNDING AREA

The property is located in a desirable position, in 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, 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 Southwestern 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 Captivating And Beautifully Presented Cottage Style Residence
- Superb Open Plan Kitchen/ Dining Room
- Three Bedrooms Each With Their Own Unique Charm
- A Contemporary Ensuite Shower Room And Family Bathroom
- A Splendid Sitting Room With Sumptuous Log Burner
- A Convenient And Practical Boot Room/Utility
- Generously Sized Landscaped Garden With Appealing Countryside Views
- A Separate Office/Studio And Hot Tub
- Double Garage and Large Driveway/ Perfect For Lateral Living
- Catchment Area For Sparsholt Primary And Westgate Secondary School

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

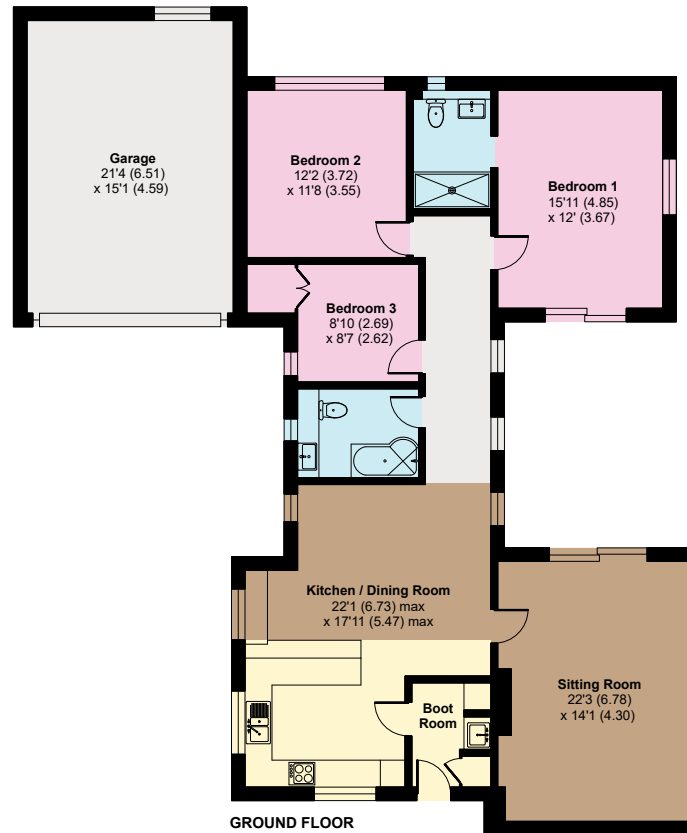
## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band E

EPC - Rated D



## Main Road, Littleton, Winchester, SO22

Approximate Area = 1314 sq ft / 122 sq m

Garage = 322 sq ft / 29.9 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 1743 sq ft / 161.8 sq m

For identification only - Not to scale



OUTBUILDING

- = Bathroom / En Suite
- = Bedroom
- = Kitchen
- = Reception Room
- = Other Areas
- = External Areas



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Toby Gullick Independent Family Estate Agents. REF: 1372635

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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