



**Rowe
& Co.**

40 Main Road, Littleton

Winchester

£800,000

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Littleton, Winchester

Offered with no onward chain, this wonderful detached bungalow sits on a generous plot in a highly sought-after area. The property presents an exceptional opportunity for buyers looking to modernise, extend, or redevelop (subject to the necessary planning permissions). Conveniently located on the fringe of Winchester, this well-proportioned home offers a spacious and versatile layout comprising an entrance hall, kitchen, separate utility room, dining room, and lounge. There are three bedrooms, a shower room, and a conservatory overlooking the garden. The bungalow is approached via a substantial driveway providing ample off-road parking and access to a detached garage. The beautifully established garden is mainly laid to lawn with mature shrubs and trees, offering both privacy and charm. This is a rare opportunity to acquire a home in one of the area's most desirable locations — perfect for those seeking potential in a peaceful yet convenient setting.

The property enjoys a desirable position in the heart of Littleton, a thriving village situated on the northern fringe of Winchester, approximately two miles northwest of the city centre. The village offers a welcoming community atmosphere, featuring a recreation ground and the popular Running Horse public house. Winchester itself provides a wealth of amenities, including a range of national retail chains, independent boutique shops, cafés, and restaurants. The city's excellent transport links make London easily commutable within the hour via rail services to London Waterloo, while Southampton International Airport offers convenient access to destinations further afield. Schooling in the area is highly regarded, with an excellent choice of both private and comprehensive educational options nearby.



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INSIDE

The front door opens into a welcoming entrance hall providing access to all main rooms. To the front of the property are the master bedroom and bedroom two, both featuring attractive bay windows overlooking the front. Bedroom three enjoys a window to the side aspect.

To the rear of the property, the spacious lounge offers two windows overlooking the garden and a door providing direct access outside. An open archway leads through to the dining room, creating a lovely flow between the two spaces. The kitchen is fitted with a range of wall and base units and has a window to the rear aspect. A door leads through to the utility room, which benefits from a side window and a further door giving access to the conservatory. The accommodation is completed by a shower room comprising a shower, WC, and wash basin.

OUTSIDE

The bungalow sits on a fantastic plot with a generous frontage, featuring a driveway that provides ample parking and leads to the garage. The garden is mainly laid to lawn and enhanced with a variety of mature trees and shrubs.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Forward Chain
- Potential To Further Improve / Extend (Subject To Planning)
- Highly Desirable Location
- Established Plot



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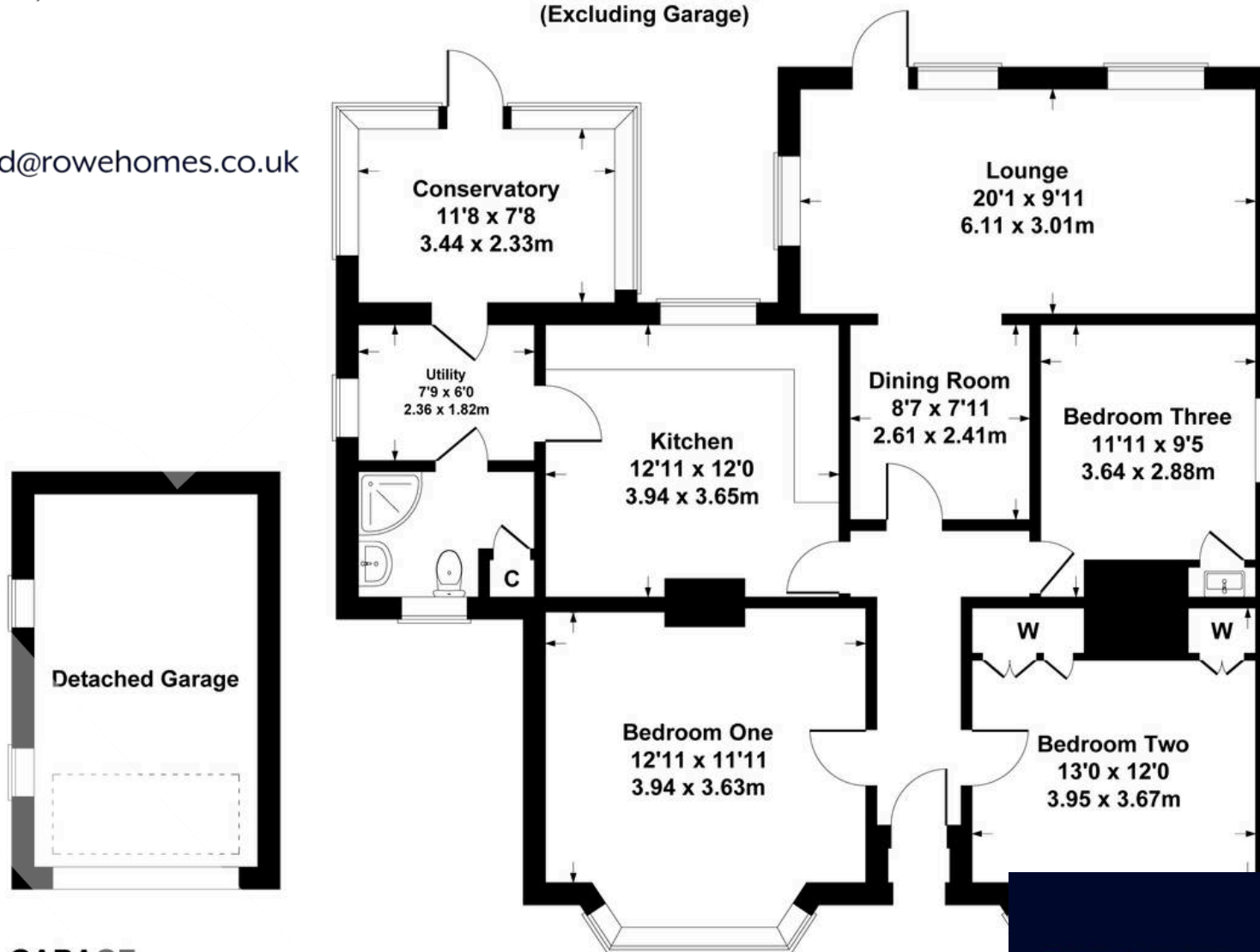
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Home Croft, 40 Main Road

Approximate Gross Internal Area
1195 sq ft - 111 sq m
(Excluding Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

**REQUEST
VIEWING**

[GOTTA BE QUICK!]

