



Main Road, Littleton, Winchester, SO22 6QS

**TO LET**  
£1,100,000





## Main Road, Littleton, Winchester, SO22 6QS

### ST SWITHUN'S COTTAGE

A characterful, Grade II listed, partially thatched cottage located in Littleton, on the outskirts of Winchester. The oldest part, including the sitting room, dates back to the early 1500's, when it was a tenanted farmhouse owned by the Priory of St. Swithun in Winchester. With later alterations and a modern extension to the rear, the cottage now provides good accommodation ideal for a family home, with a wealth of period features throughout, including a Perspex panel in the dining room revealing part of the medieval wattle and daub construction. The premises comprise the original thatched building, leading through to the modern extension at the back of the house.

At the front of the house is the cosy sitting room with exposed beams and inglenook fireplace. Adjoining the sitting room is a second kitchenette or utility. The dining room is a large and bright room, with a feature window overlooking the garden. The modern but tasteful extension at the back of the cottage houses the open plan kitchen with separate utility room, and a bright living room, with a full height vaulted ceiling, large windows and a stable door leading to the garden. The living room leads through to the main bedroom with an en suite shower room and walk-in wardrobe, again benefitting from views over the garden and above it a study area on a mezzanine floor. Bedroom 2 is also on the ground floor at the front of the cottage, with an en suite shower room. There is a family bathroom on the ground floor whilst bedrooms 3 and 4 are on the first floor which also features a large landing space.

The gardens are a wonderful feature of St Swithun's Cottage. A driveway alongside the cottage leads into a large gravel parking area, and then up to the main garden. The garden is predominantly laid to lawn with well stocked and pretty shrub and herbaceous borders. A summer house nestles under a copper beech tree providing a pleasant area to sit out, with a small pond and rose garden. At the top of the garden is the wooden framed double garage and garden store.

### SITUATION

The cottage is to be found in Littleton, a short drive from Winchester City Centre and within easy reach of the railway station and main line to Waterloo (c. 1 hour). The village has a good range of amenities including the Running Horse public house, village hall and playing fields. The catchment primary school is Sparsholt, which is highly regarded and there is a superb selection of private schools in the area including Twyford, St. Swithuns, Pilgrims and Winchester College. Secondary education in Winchester is very good with Westgate being the catchment school and Peter Symonds' College for sixth form.

Winchester also has an excellent range of restaurants, shops, culture and leisure facilities and Southampton has a broader range of amenities. Communications in the area are excellent with the M3, A34 and A303 all within easy reach. Winchester railway station provides a fast train to London Waterloo and Southampton Airport is 14 miles away.

### GENERAL REMARKS AND STIPULATIONS

#### Method of Sale

The property is offered for sale by private treaty.

#### Rights of Way

There are no public rights of way crossing the property.

#### Services

Mains water, electricity, mains gas and private drainage. Oil and gas fired heating.

#### Broadband availability

Super-Fast Broadband available (Ofcom).

#### Mobile Phone Coverage

Good mobile phone coverage available with EE, Three and Vodafone (Ofcom).

#### Tenure

Freehold with vacant possession.

#### Construction

Solid walls, timber framed in the old section and partially thatched roof.

#### Building safety

None that the vendor is aware of.

#### Local Authority

Winchester City Council. Band G.

#### Restrictions

Conservation area.

#### Risks

None identified.

#### Postcode

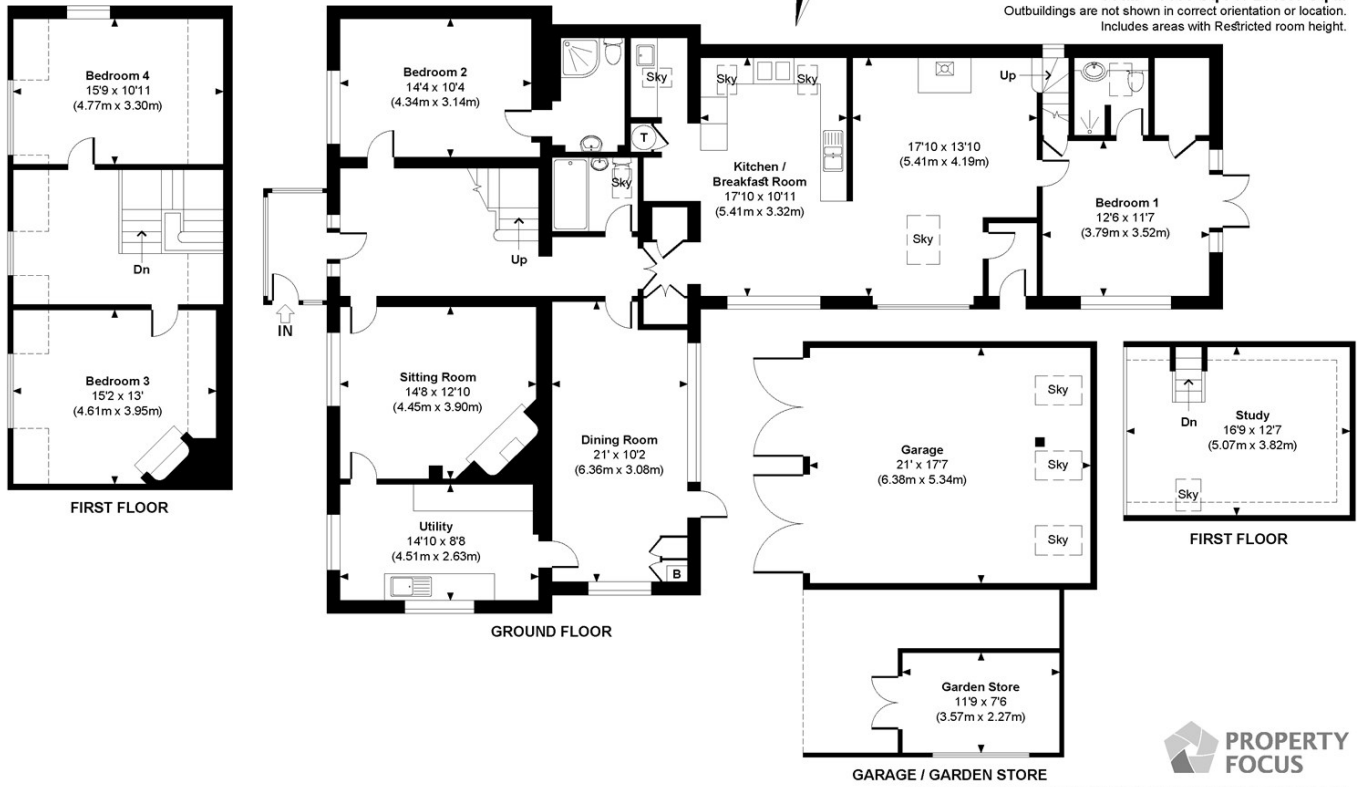
SO22 6QS





# St Swithuns Cottage

Approximate Gross Internal Area  
 Main House = 2572 Sq Ft / 238.94 Sq M  
 Garage = 608 Sq Ft / 56.49 Sq M  
 Total = 3180 Sq Ft / 295.43 Sq M  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

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