



ST OLAFS POND COTTAGE

Wonston, Winchester, SO21 3LW

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A picturesque, grade II listed detached thatched cottage with 3-4 bedrooms and a wealth of character, located on the edge of this popular village close to Winchester

Guide Price: £785,000

Winchester 9.0 miles

Andover 10.6 miles

Basingstoke 15.7 miles

London Waterloo from Micheldever

- 1 hour 2 minutes

(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



ST OLAFS POND COTTAGE

St Olafs Pond Cottage is a beautiful, Grade II listed thatched cottage set within an idyllic location, on the edge of the village of Wonston and surrounded by countryside. The cottage has a great deal of charm and character, with period features throughout and is presented to a good standard. The house has recently had a full re wire and new heating system installed. The accommodation is well arranged and lends itself to being an ideal family home.

Entering via the front door, you are welcomed into the charming hallway with an original flint and stone feature wall, complete with an original, ornamental statue which is believed to have come from Hyde Abbey in Winchester. Moving through the entrance hall into the dining hall, which is a wonderful, open space with feature fireplace with woodburning stove. The sitting room is a cosy yet bright room with exposed beams and a stunning inglenook fireplace with wood burner. The kitchen and breakfast room offers a good range of units with stonework tops and steps leading down into the boot room, which has fittings for a shower and WC. The utility room is a partially completed room but offers excellent space.

On the first floor there are three good bedrooms. The main bedroom is a large, bright double bedroom, bedroom two is also a large double bedroom with built in cupboards. Bedroom three is a smaller, double bedroom but again is a very pleasant room. There is a family bath and shower room, off which is a further room, which could work as either a dressing room, study or even a fourth bedroom

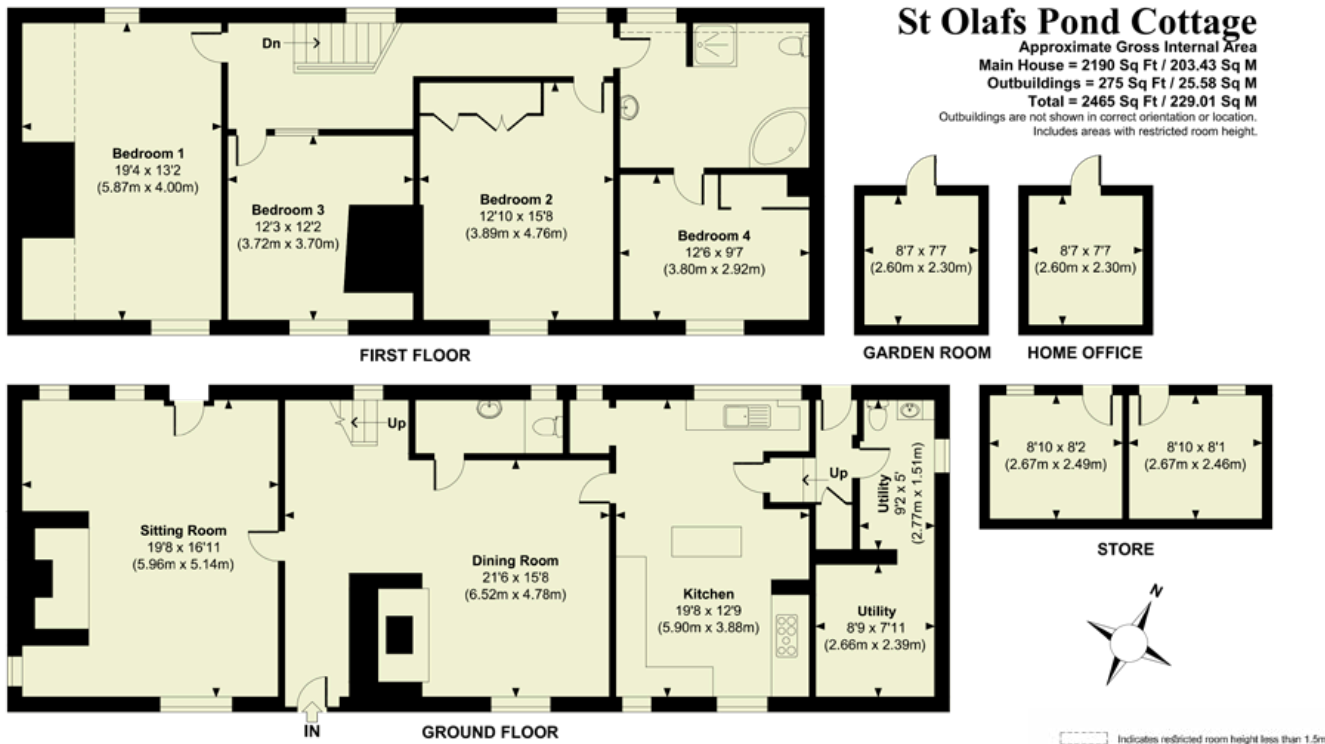
OUTSIDE

The gardens at the cottage are very attractive and provide a wonderful outdoor space from which to enjoy the cottage. The garden is mainly laid to lawn with pretty flower borders. There is a delightful terrace area, accessed from the boot room, which is an idyllic space, overlooking fields. A good sun trap and very private, this is ideal for outdoor entertaining. There are two sheds as well as two 'pods', one of which is used for garden room and the other for a home office. There is a large gravel parking area alongside the property, with ample space for a number of cars.

SITUATION

The cottage is located on the edge of the village of Wonston and surrounded by pretty countryside. The village has an award-winning pub, The Wonston Arms and the nearby village of Sutton Scotney has a good local shop and a post office as well as a doctor's surgery. The cathedral city of Winchester is nearby, which provides very good shopping, leisure and cultural amenities, as well as a range of excellent state, private schools and the renowned Peter Symonds' Sixth Form College.

Access is very good to the A34 and A303 and Micheldever Station which is on the mainline to London Waterloo, is 3.9 miles.



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GENERAL REMARKS

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 and private drainage (septic tank). Oil fired heating.

Broadband availability

Superfast broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council. Band F.

EPC

D (55)

Restrictions

Grade II listed.

Parking

Private parking.

Postcode

SO21 3LW

Directions

From the Bullington Cross, take the A30 to Sutton Scotney. At the roundabout by the Texaco garage, take the first exit onto Stockbridge Road East. Proceed out of the village and at the top of the hill, turn right at the crossroad, signposted to Wonston. Proceed to the end of the lane and at the T-junction turn right. Proceed out of the village towards Sutton Scotney and St Olafs Pond Cottage will be found on the right hand side, just as you leave the village.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as at May 2025.

Winchester

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