



**Monks Rest, Church Lane, Littleton, Winchester, SO22 6QY**  
Offers Over £1,500,000 Freehold

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## Monks Rest, Church Lane, Littleton, SO22 6QY

5 Bedrooms, 3 Bathrooms

**Offers Over £1,500,000**

- Charming detached Grade II Listed 15th Century former Rectory
- Entrance Hall with exposed beams and striking feature fireplace
- Drawing room with original stone fireplace
- Sitting room with wood-burning stove and doors to garden
- Modern open-plan kitchen/dining room with vaulted ceiling, Aga and larder
- Principal bedroom with en-suite bathroom
- Three further bedrooms with family bathroom
- Separate one bedroom annexe with kitchen/dining room, and ensuite shower room
- Cottage Gardens
- Off street parking and potential for double garage (stp)
- Mains gas, electricity, water; private drainage (septic tank)
- In catchment for Sparsholt Primary School, The Westgate and Henry Beaufort Senior Schools.





**MONKS REST**  
**LITTLETON, WINCHESTER SO22 6QY**

One of the most important and attractive properties in the popular Winchester village of Littleton.

Monks Rest is a timber-framed 15th Century former rectory with brick, flint and stone dressing – the chequer board style chimney being of particular note – under a pitched clay tile roof.

This beautiful home briefly comprises three principal reception rooms, modern kitchen/dining room, four bedrooms, two bathrooms, and a self contained one bedroomed annexe, all within charming mature cottage gardens, with off-road parking, in a plot of approximately a third of an acre.

Under the glorious rose covered red brick frontage, an enclosed front porch opens into the high-ceilinged Entrance Hall with a beautifully tiled floor, beams and original fireplace.

To the right of the hallway is a part vaulted Kitchen/dining room. It was opened up recently into the old Victorian school room, and features an exquisite Italian stone flooring, central island, Aga, larder, separate ovens and hob, and a range of fitted units and cupboards.

It is all lit by a beautiful bespoke window designed by the current owners to complement the character of the room and house.

A separate Utility/boot room, with garden access, and cloakroom are accessed from the Kitchen.







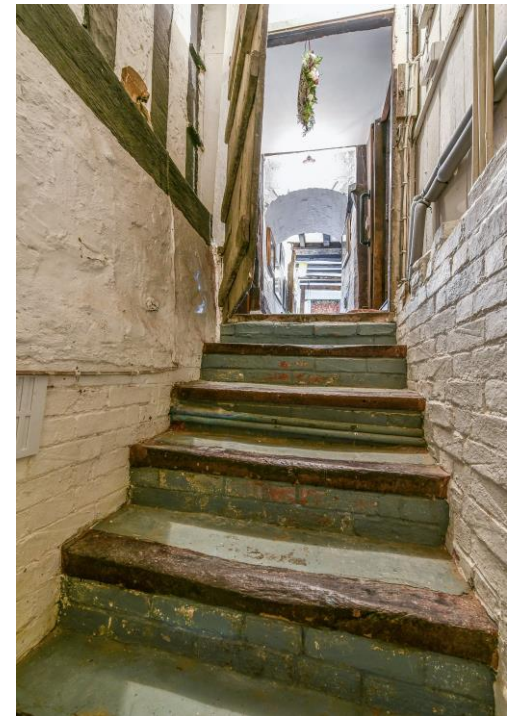
### **RECEPTION ROOMS:**

To the left of the Hall is the oldest part of the property where a corridor leads up steps to the former Parlour, now the Drawing Room, with a stunning stone fireplace, a wealth of other original features and fine views towards St Catherine's Church.

Opposite the Drawing Room is the comfortable Sitting Room with wood burning stove and French windows opening onto the garden.

### **CELLAR:**

Also, from the corridor an old oak door leads down to the brick lined Cellar, currently used for storage.







**BEDROOMS AND BATHROOMS:** Upstairs the Principal Bedroom overlooks both the church and the gardens, and has a vaulted ceiling under exposed beams, fitted wardrobe and an ensuite bathroom.

There are two further double bedrooms and a single, each serviced by the family bathroom.





# MONKS REST ANNEXE



## ANNEXE:

This pretty, single-story brick building provides useful secondary accommodation to meet a variety of needs.

It is fuelled by bottled gas, and sits in the gardens of Monks Rest, comprising an open plan kitchen/dining/living room, double bedroom and en-suite shower room and cloakroom.







**THE GARDENS:** The property sits towards the front of its plot with the sitting room enjoying fine views over the lawns. A stone flagged terrace gives access to the principal lawn with wide shallow steps leading up to the walled rear garden with a small apple espalier orchard and further lawned area.

Paths meander from the house through mature flower beds and shrubberies with changing ground levels incorporated into interesting garden features.

Accessed from the rear garden is a gravelled parking area, where planning permission has been obtained in the past for the construction of a garage and carport and confirmation would be needed from the Local Authority that this permission remains extant.

*The property is in Council tax band G; EPC Band F (please note this is a Grade II Listed property and some of the 'improvements' shown in the EPC may not be feasible),*





## MONKS REST – HISTORY:

In 1500 the Prior Silkstead leased 40 acres of land at Littleton "near the hospital or house of St. Mary Magdalene" to one William Atkins. It seems likely this became known as Monks Rest as it became a 'country retreat' for the monks of St Swithun's Priory.

Later the house became the village parsonage, with sympathetic 17th Century alterations, and then in Victorian times the village school (generations of school children have carved their initials into the brick by the back door).

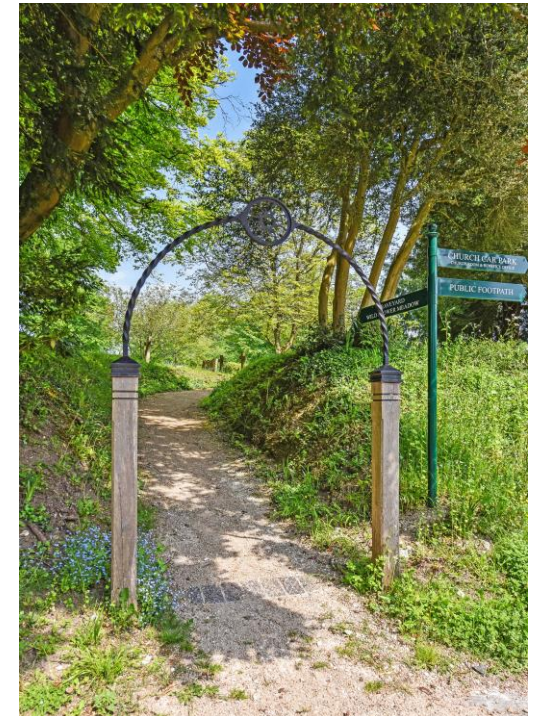
Sir Nikolaus Pevsner, the renowned 20th Century architectural historian, describes the house in his Architectural Guide; with the details of the open hall with moulded dais beam and the fine arched stone fireplace in the 'Parlour', now the Drawing Room, catching his eye.



## LITTLETON – THE VILLAGE:

Littleton is a much-loved village dating from the Bronze age, sitting just outside the City of Winchester, where its beautiful St Catherine's Church can be found sitting in front of Monks Rest.

There are many clubs and societies within the village including sports clubs for cricket, croquet, football and tennis, the 'Littleton Players' amateur dramatics society, gardening and art clubs, Brownies, Guides, Scouts, and Cubs groups and many more, often centred around the popular Millennium village hall, and it also features a recently modernised pub, The Running Horse.





Approximate Gross Internal Area = 201.4 sq m / 2168 sq ft

Cellar = 18.1 sq m / 195 sq ft

Outbuilding = 25.4 sq m / 273 sq ft

Total = 244.9 sq m / 2636 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

Created by Emzo Marketing (ID1084092)

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