



Keepers Cottage, Dean, Sparsholt, SO21 2LP
Guide Price £750,000 Freehold



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3 Bedrooms, 2 Bathrooms

Guide Price £750,000

- Charming and extended character cottage
- Sitting room with open fire and far reaching views
- Dining room with fireplace, overlooking front gardens
- Shaker style country kitchen
- Principal bedroom with ensuite shower room
- Two further double bedrooms and family bathroom
- Wonderful gardens to front and rear
- Brick built outbuilding with power and light, and potential for home office
- Off street parking 2-3 cars
- Close to Winchester and village of Sparsholt
- In catchment for Sparsholt Primary School and Westgate Senior School
- Council Tax Band E, EPC Band E





KEEPERS COTTAGE, DEAN, SO21 2LP

A delightful Victorian cottage boasting breathtaking views of undulating countryside, situated in the picturesque hamlet of Dean, on the outskirts of the sought-after village of Sparsholt. The property is brimming with character, showcasing features such as a stable-style front door, internal old pine doors with original cast iron latches, open fires, and beautiful cottage gardens.

The covered porch leads to the entrance where the country-style stable door opens into the hall, where there is a useful storage cupboard. There is a cloakroom/utility room with wc, corner basin, wall wall-mounted oil fired boiler. It is fitted with pine cupboards, sink, and has space and plumbing for a washing machine and tumble dryer. *(Please note, our client may be able to leave white goods within the sale if required).*

The sitting room offers a beautiful view of the front garden and boasts a delightful cast iron open fire with original tiled slips underneath a wooden mantelpiece. There are alcoves on either side of the fireplace, and the room also features a door leading to the garden as well as stairs to the first floor.

The dining room has recently been extended, creating a charming space with windows on the side and rear walls, and rooflights above, which fill the room with natural light. The room also features a lovely pine fireplace. From there, you can enter the kitchen, where the painted shaker-style cupboards create a beautiful contrast with the warm terracotta tiled floor. The kitchen is equipped with a built-in double electric oven, a gas-fired hob, and a 1½ bowl sink with a beautiful view of the rear garden. Additionally, the kitchen leads out to the garden through a useful rear lobby fitted with shelves to make storage easier.





PRINCIPAL BEDROOM AND ENSUITE: The principal bedroom is delightfully spacious, having been extended to the rear by the present owner, and features incredible far reaching views across the fields. On either side of the ensuite shower room, there are two built-in wardrobe cupboards. The shower room overlooks the rear garden and is equipped with a shower cubicle, pedestal basin, wc, and a white heated towel rail.

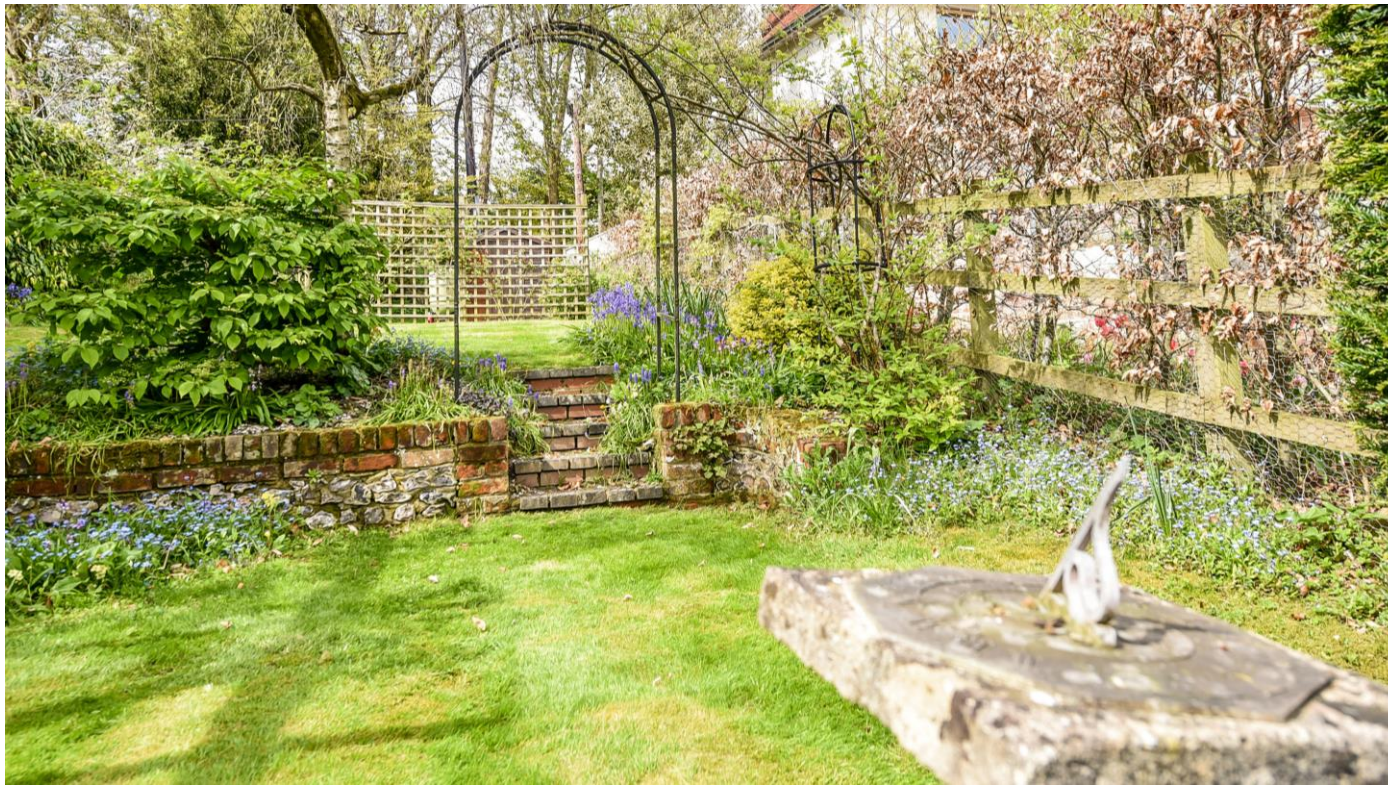


BEDROOM TWO is a delightful double bedroom with a large window overlooking the front garden, which also takes full advantage of the stunning views.



BEDROOM THREE has also been recently extended and now has the advantage of a dormer window overlooking the garden.





THE GARDENS: The gardens to the front and rear are a particular joy at Keepers Cottage. The front garden has a planted bank of planting behind the gravelled parking area. From here, there are steps to the front lawn, with specimen trees and a path leading to the covered porch and front door.

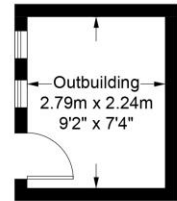
There is also a superb rear garden which starts with a paved and walled patio area, from which there are steps leading up to a further wide terrace spanning the width of the cottage. Here there is a charming brick outhouse under a tiled roof, and comes equipped with power and light. Whilst it is currently being used as an external storage space, it could be transformed into a comfortable home office or a fun games room. From here, there is a wonderful expanse of lawn within a garden of approx. 155', in the midst of which is a charming low wall with rose covered pergola, mature shrubs, herbaceous borders, and specimen trees. Towards the rear of the garden there are currently fruit cages and ample opportunity for vegetable gardens.

THE PROPERTY: Keepers Cottage is believed to date from the late 19th century. It has an attractive pebble dash frontage under a clay tile roof. Our client sympathetically extended the property to the front and rear in 2004, to provide a larger dining room, double storey extension to rear with dormer windows. The windows were replaced in 2012 with a FENSA certificate in place; and the property comes with the benefit of a new roof in 2021.

The property is served by mains electricity and water, shared private drainage; oil central heating, gas bottles for kitchen hob. Local authority school catchments are Sparsholt CofE primary school, The Westgate senior school, and Peter Symonds 6th form college. EPC Band E, Council Tax Band E.

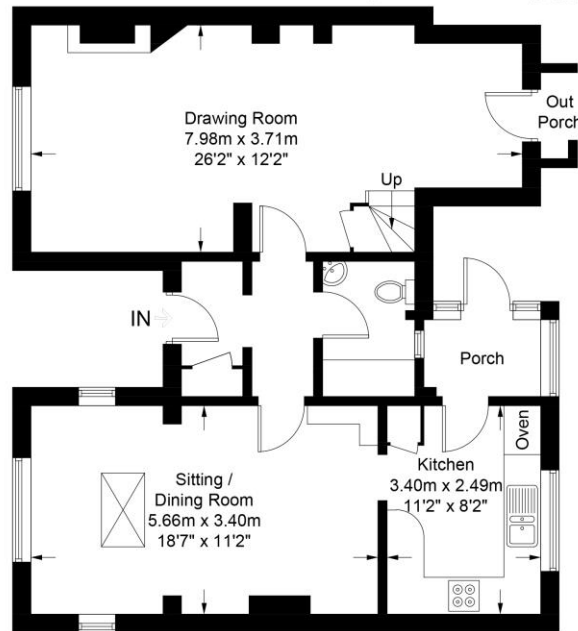
DEAN AND SPARSHOLT: The hamlet of Dean is a secret treasure and not known to many, but it lies on the outskirts of Winchester (via Dean Lane) and the popular village of Sparsholt, within which there is the Plough Inn public house, village shop and post office, St Stephen's church, excellent primary school, and of course the notable Lainston House hotel.

Approximate Gross Internal Area = 121 sq m / 1302 sq ft
Shed = 6.3 sq m / 68 sq ft
Total = 127.3 sq m / 1370 sq ft

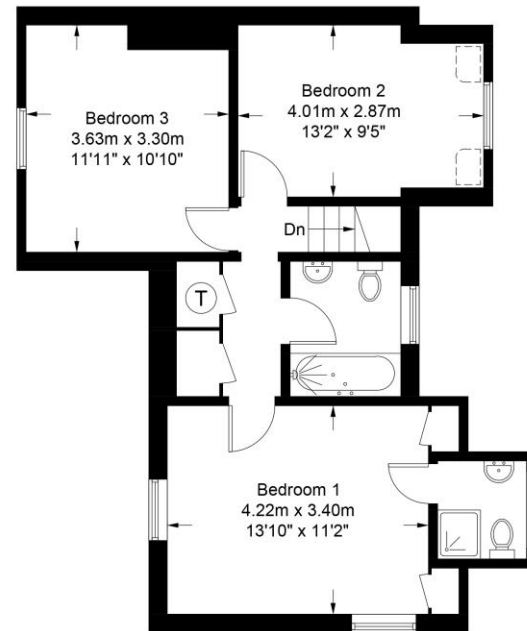


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR

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