Knight Frank



WHEELWRIGHTS, EASTON

Winchester, Hampshire, SO21 1EJ



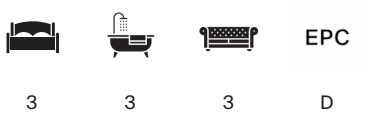






EASTON, WINCHESTER

A beautifully presented Grade II detached, period cottage set within delightful private gardens in the heart of the sought-after village of Easton.



Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £995,000





Combining characterful accommodation retaining many original features including exposed timber beams, fireplaces and cottage-style windows, while benefiting from thoughtful improvements and the addition of a superb contemporary garden room. The ground floor includes a welcoming entrance hall linking to a charming double-aspect sitting room with wood-burning stove to one side and a dining room with an Inglenook fireplace to the other. A door from the hallway leads down to the cellar. Adjoining the dining room is a generous kitchen/breakfast room fitted with a range of bespoke units. Set off the kitchen is a large utility/boot room with a cloakroom and back door leading out into the garden. To the first floor are three bedrooms, including a spacious principal bedroom positioned within the striking vaulted extension, featuring impressive floor-to-ceiling windows and Juliet balcony with beautiful garden and countryside views and an en suite shower room. There are two further bedrooms, facilitated by a family bathroom. A particular feature of the property is the newly built, oak detached garden room, incorporates a large open-plan room with full height windows, together with a shower room, making it an versatile room. (Subject to the necessary consents). The south-facing established rear garden has been beautifully landscaped with areas of lawn interspersed with mature trees, colourful borders, well-stocked planting beds and features a paved terrace area for outdoor dining. A carport with private parking complete the offering.

Services:

Gas heating - underfloor heating: Kitchen and utility room.

Drainage: Mains

Water: Mains

Electric: Mains









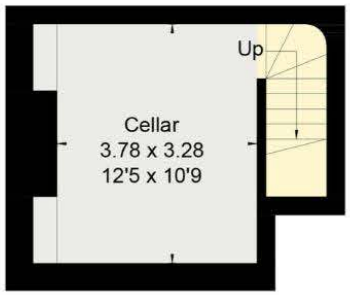








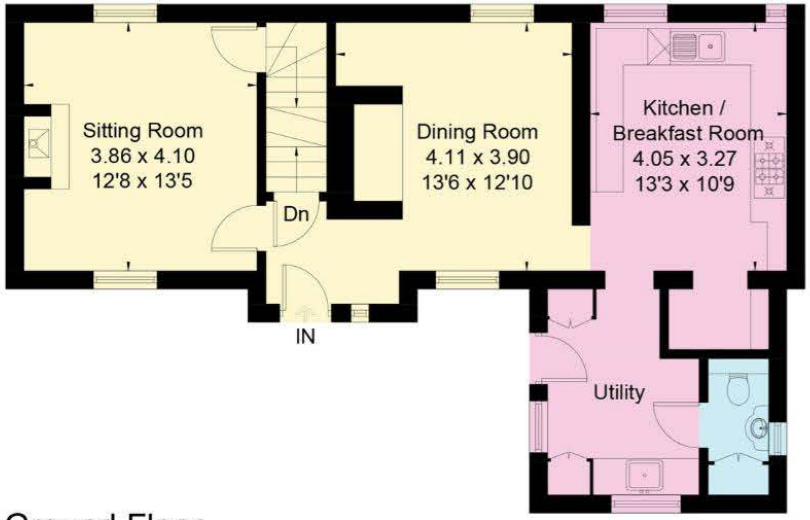
Approximate Floor Area = 150.0 sq m / 1615 sq ft
Outbuilding = 35.0 sq m / 377 sq ft
Total = 185.0 sq m / 1992 sq ft
(Excluding Carport)



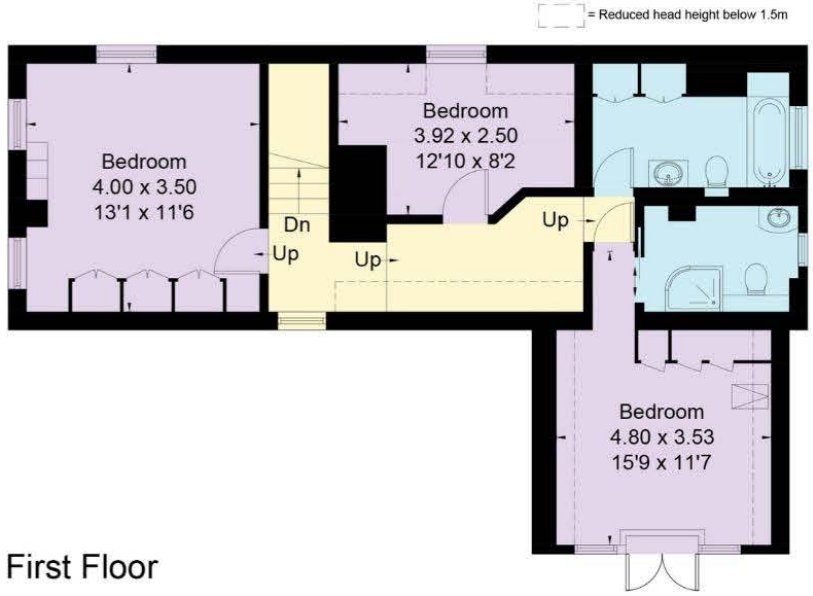
Lower Ground Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted to tell you more.

Lottie Lambert
01962 677246
Lottie.lambert@knightframe.com

Knight Frank Winchester
Jewry Street, Winchester, SO23 8RZ
01962 850333

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated Oct 2026. Photographs and videos dated Oct 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.