



The Old Pumping Station, Main Road, Littleton, SO22 6PR
Guide Price £519,950 Freehold



The Old Pumping Station,

Littleton, SO22 6PR

2 Bedrooms, 1 Bathroom

Guide Price £519,950

- Stunning conversion of a former pumping station into a contemporary home in Littleton
- Unique and striking design in an 'industrial style' with far reaching views across fields
- Impressive open-plan kitchen and living space with large picture windows
- Separate dining/family area with stylish internal feature openings
- Two double bedrooms with built-in storage and countryside views
- Contemporary family bathroom with separate bath and shower
- Private rear garden, low maintenance front garden and ample off-road parking
- Planning granted for further extension/ conversion
- In catchment for Sparsholt CE Primary School and both Westgate and Henry Beaufort Senior Schools
- Just a short drive to Winchester City Centre and available with no onward chain



THE OLD PUMPING STATION LITTLETON, SO22 6PR

The Old Pumping Station offers a rare opportunity to acquire a beautifully converted former light industrial building, thoughtfully transformed into a striking and individual contemporary residence.

Set on the edge of the highly sought-after village of Littleton, nestled within a picturesque rural valley separating the village from Winchester, the property enjoys a peaceful setting while remaining just a short drive from the city centre.

The property has been sympathetically renovated to reflect its industrial heritage, resulting in a spacious and characterful home with a unique layout over three floors.

The entrance hall provides ample space for coats boots and shoes and leads to the main downstairs rooms through glazed double doors, protected by an original industrial sliding door – providing privacy, warmth and security.

The ground floor is centred around a contemporary open-plan kitchen and living area, with very large picture windows overlooking the front. High ceilings and modern lighting combine to create a superb space for both everyday living and entertaining. A stable style door opens onto the rear garden.

The internal dividing wall between the kitchen/living room and the dining/family room has been pierced by an open doorway and two large open feature windows – cleverly maintaining the open plan feeling of the space while providing a separation for the dining area. Useful storage cupboards and shelving reflect the industrial theme, and a convenient and spacious cloakroom completes the accommodation on this ground floor level.





AND SO TO BED: Upstairs, the first floor hosts a generous principal bedroom with built in storage and wardrobe space and wonderfully lit by large Velux style windows given views across the field to the front of the property. A further double bedroom occupies the upper floor, offering flexible accommodation ideal for guests, a home office or creative space. Both double bedrooms are served by the contemporary and stylish family bathroom suite – with separate shower and bath – and a window providing natural light and ventilation with views over paddocks.



THE OLD PUMPING STATION, LITTLETON

PROPERTY INFORMATION

HISTORY: The Pumping Station in Littleton was likely used to drain and manage water to aid in the improvement of agricultural land and the expansion of residential areas of Littleton village and was likely built in the late 1800s or early 1900s.

Modernisation of water management systems in the greater Winchester area since made the plant redundant – hence it became available, after a number of commercial iterations, for conversion to residential use.

Offered to the market with no onward chain, The Old Pumping Station presents a rare blend of history, character and modern living in a highly desirable village setting.



USEFUL INFORMATION:

HEATING The property has electric heating and hot water, with electric underfloor heating and electric radiators on the ground floor and electric radiators on the 1st and 2nd floor.

SERVICES: Mains water, electricity and shared septic tank drainage (with adjacent property)

LOCAL AUTHORITY: Hampshire County Council, Winchester City Council, Littleton and Harestock Parish Council

PARKING: Spacious private driveway parking on gravel – access over the drive is shared with the immediate neighbour.

FLOODING RISK: (Source: Government Environment Agency): Surface water, seas and reservoirs risk: Very Low. This location is outside of a groundwater flood alert area.

CONSTRUCTION: The property was originally a light industrial building; a pumping station that has been sympathetically divided into two semi-detached properties and converted and extended. Red brick elevations under clay tiles, with inset Velux windows, single storey 'lean to' extension of black painted timber under corrugated roofing. Overall plot 0.13 acres.

TENURE: Freehold. Council Tax Band: E; EPC Band: E

PLANNING: Permission granted under reference 25/00393/HOU for a single-storey rear extension, a new single storey link between the house and outbuilding, including alterations to the outbuilding. (Works not undertaken) Please visit Winchester City Planning for further information.

BROADBAND: (Source: Ofcom) Ultrafast Broadband is available in the area: 1800 Mbps download speed.



LITTLETON, THE VILLAGE:

Littleton is a much-loved village dating from the Bronze age. It is just outside of the City of Winchester, and features a recently modernised pub, The Running Horse, and newly refurbished children's play area.

There is the beautiful St Catherine's Church, and 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, and many more, often centred around the much enjoyed Millennium village hall; and Brownies, cubs, scouts and guides are nearby in Harestock.

The Littleton and Harestock Show (<https://www.lhshow.org.uk>) has been running annually for over 100 years. Traditionally held on the first Saturday in September, it is an integral part of village life, organised by a team of dedicated volunteers and drawing thousands of visitors from across Hampshire. The event highlights a variety of showcase arena events, fun field games, diverse stalls, and delicious local food and drink.



SCHOOLING:

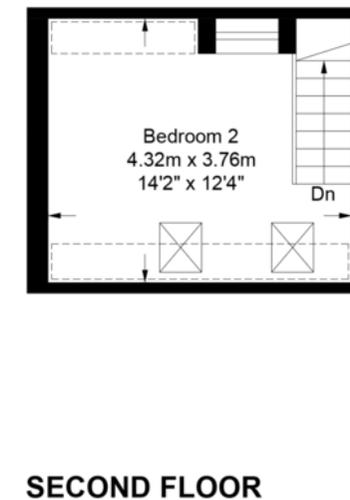
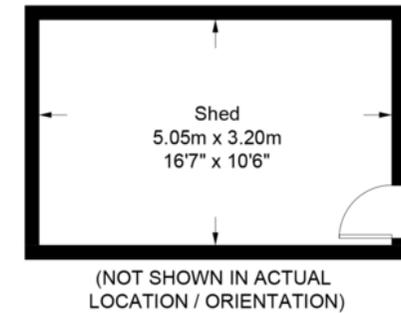
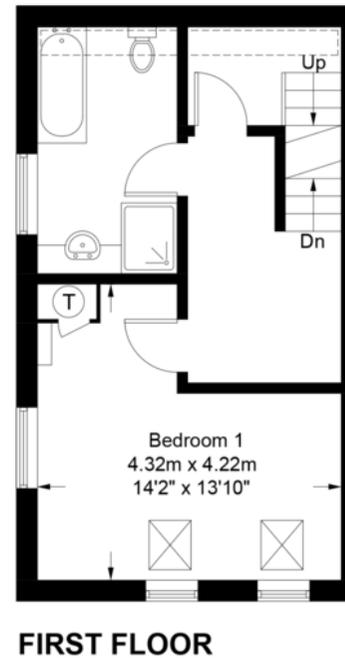
The Old Pumping Station falls within catchment for Sparsholt CE Primary School and both Westgate and Henry Beaufort Senior Schools. Nearby independent schools include Winchester College, St Swithun's, King Edward VI and preparatory schools such as The Pilgrims' School, Twyford School and Prince's Mead.



OUTSIDE: To the rear of the property is a small private garden space, with a patio area and has the potential to be landscaped to create a great social space for relaxing and entertaining. To the front is a gravelled garden area with low steps up to a terrace with access to the drive and the substantial parking area. Bordering the terrace is a large storage shed – ideal for garden equipment and with the potential to be converted, subject to planning permission, to a home office or studio. Permission already exists for various extensions and conversions under planning reference 25/00393/HOU



Approximate Gross Internal Area = 129.4 sq m / 1393 sq ft
Shed = 16.2 sq m / 174 sq ft
Total = 145.6 sq m / 1567 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1287825)

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