






## WILLOW TREE COTTAGE, LAMBOURNE CLOSE

Sparsholt, Winchester



## SPARSHOLT, WINCHESTER

An impressive and recently refurbished to high standards, detached family home located in the Winchester village of Sparsholt.

			<b>EPC</b>
3	2	2	C

Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

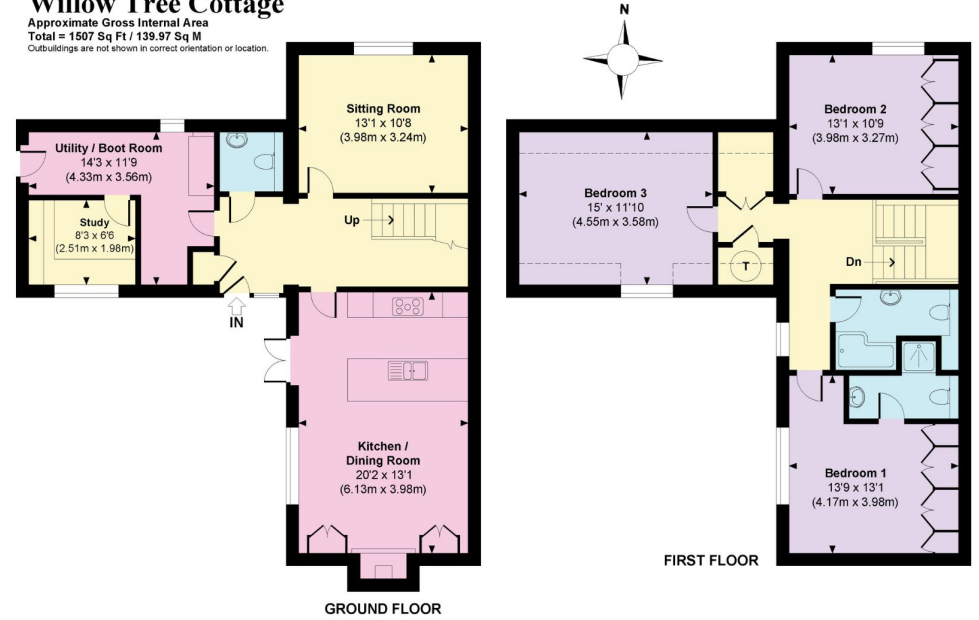
**Guide price: £850,000**

Welcoming you into a spacious entrance hall with access into the contemporary kitchen/dining room, the heart of the home, with a modern kitchen and breakfast bar, flexible living space with a dining area and additional sitting area, a feature fireplace and a log burner. The kitchen benefits from French doors to the garden. Additionally, accessed from the entrance hall is a separate sitting room, a utility/boot room with side access, a study with built-in storage and a downstairs cloakroom. The property's first floor features a principal bedroom and a well-appointed en suite shower room, a further two double bedrooms and a family bathroom. The private, south-facing garden is located at the front of the house, mostly laid to lawn with a patio for outside dining. Mature trees and a walled garden create privacy, with space for bedding and planting flowers. A private driveway with space for parking.



## Willow Tree Cottage

Approximate Gross Internal Area  
 Total = 1507 Sq Ft / 139.97 Sq M  
 Outbuildings are not shown in correct orientation or location.



Approximate Gross Internal Area = 1,507 sq m / 139.97 sq ft

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.

**Ed Hunt**  
01962 677236  
edward.hunt@knightfrank.com

**Knight Frank Winchester**  
14-15 Jewry Street, Winchester  
SO23 8RZ

[knightfrank.co.uk](https://www.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 September 2025. Photographs and videos dated June/August 2025. 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.