



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# LARCH COTTAGE | LITTLETON | WINCHESTER

Guide Price £1,300,000

5 3 6





# Picturesque and Peaceful

Larch Cottage, Picturesque and Peaceful, an attractive, versatile 5 bedroom property with its own self contained annex, boasts in excess of 3000 Sq ft. The dwelling exudes potential and opportunity to improve and create one's own beautiful, bespoke home. The property is located in a tranquil private setting on approximately a one acre plot within the idyllic village of Littleton with breath-taking views of far reaching countryside.

On entering this appealing property, you are pleasantly greeted with a generous entrance hall/boot room with ample storage, this follows on to a lovely light filled, spacious kitchen/breakfast room, with country style kitchen units and a useful and practical utility room. There is a well appointed bright sitting room with an open fire place with exposed brick adding to its charm and style with patio doors opening onto the front aspect. The property continues to excite with its own versatile self contained annex which comprises three rooms and a shower /WC.

The second floor continues to please with five bedrooms, with the rear bedrooms having access to spectacular countryside views, the principal bedroom benefitting from an ensuite shower room. A delightful family bathroom completes the second floor accommodation.

## OUTSIDE

The house benefits from being in a peaceful and serene environment within approximately one acre of land including two paddocks and views of beautiful rolling countryside. To the front of the property is a driveway providing ample parking for many cars, a double detached garage with an adjoining workshop, as well as an adaptable large storage room to the rear. The large rear garden provides a fabulous area for outdoor entertaining and alfresco dining whilst enjoying the lovely views around you.

## LOCATION

Larch Cottage is in an idyllic position within Littleton, a thriving village on the northern fringe of Winchester. At the heart of the village is the very well attended tennis club, recreation grounds, village hall and the recently re-styled popular Running Horse public house, and about three miles northwest of Winchester City Centre. There are extensive sports and recreational facilities in Littleton, together with the Memorial Hall which provides a venue for many local activities. Winchester has many national retail chains and is home to an array of independent boutique shops and eateries and an impressive farmers market. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, the New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally, however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and Southampton's international airport granting air travel for those seeking further destinations.

Schooling in the area is excellent, with a broad selection of private or comprehensive education. The property is within catchment for Sparsholt Primary School and Westgate Secondary School. There are plenty of other choices including Kings' School, St Swithuns, Princes Mead, Winchester College, Pilgrims, and Peter Symonds sixth form college.

## KEY INFORMATION

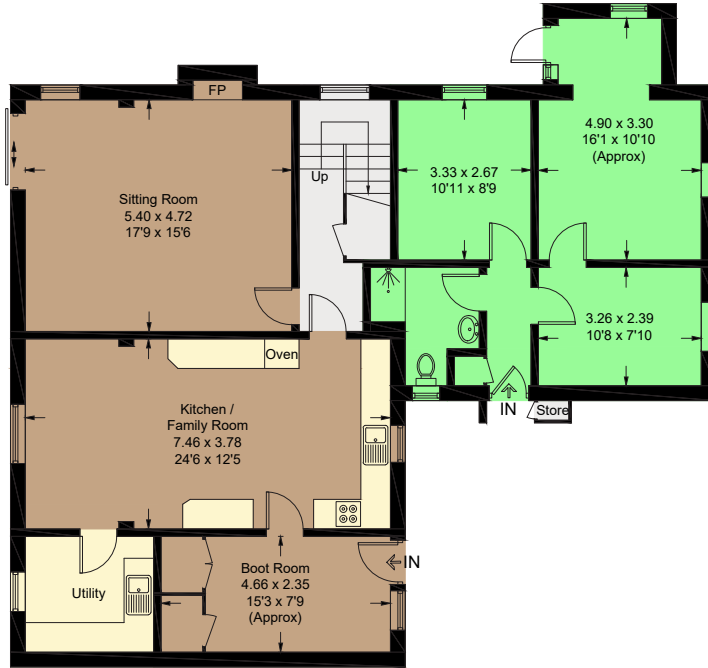
- An Attractive Detached Cottage
- Five Bedrooms
- Six Reception Rooms
- Three Bathrooms
- Self Contained Annex
- Ample Off Road Parking
- Double Garage and Outbuildings
- Boasts over 3000 Sq ft
- Surrounded By Beautiful Countryside
- Within Sparsholt C of E Primary and Westgate Secondary School Catchment



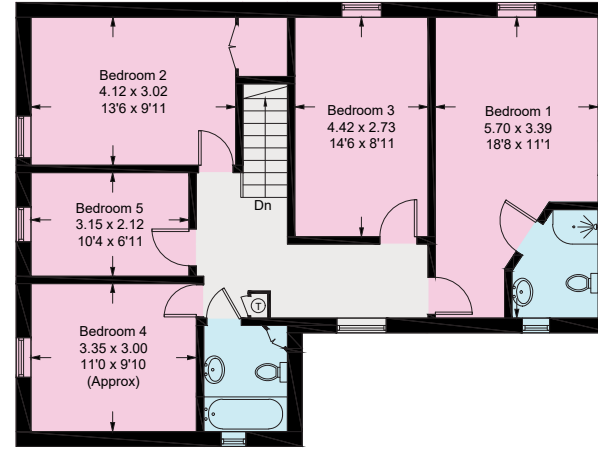
**Approximate Gross Internal Floor Area 164.9sq m / 1775 sq ft**  
**Garage 88.9 sq m / 957 sq ft**  
**Annexe 39.9 sq m / 429 sq ft**  
**Total 293.7 sq m / 3161 sq ft**  
**(Excluding External Store)**

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas

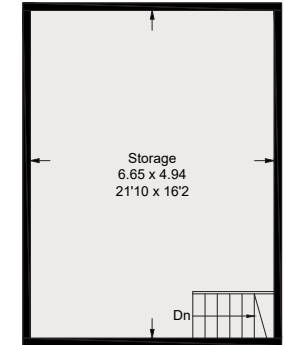
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



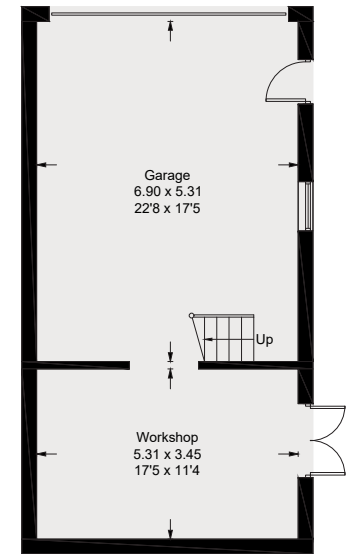
**Ground Floor**



**First Floor**



**Garage - First Floor**



**Garage - Ground Floor**

(Not Shown In Actual Location / Orientation)

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. (ID1082039)

## PROPERTY INFORMATION

**Tenure – Freehold**

**Local Authority – Winchester City Council**

**Council Tax – Band F**

**EPC - D**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.

All information is correct at the time of going to print.

Toby Gullick Independent is the trading name. Toby Gullick Independent is a limited company registered in England and Wales with registered number 15066515.

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