



9 Rozelle Close, Littleton, Hampshire SO22 6QP
Guide Price £800,000 Freehold



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4 Bedrooms, 2 Bathrooms

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- Immaculately presented detached property with idyllic gardens
- Beautifully fitted shaker style kitchen/breakfast room
- Sitting room with woodburning stove and door into dining room
- Dining room leading into large conservatory
- Utility room, leading to integral garage, and cloakroom
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Three further bedrooms and family shower room
- Exquisitely maintained cottage gardens with mature beds, fruit trees and vegetable patches
- Garage, parking and plot of c.0.27 acres
- In catchment for Sparsholt CofE Primary School, The Westgate School and Henry Beaufort School



**9 ROZELLE CLOSE,
LITTLETON, SO22 6QP**

Attractive and well maintained single storey property in the sought after village of Littleton with exquisite front and rear gardens, backing onto fields and open countryside, yet enviably close to Winchester.

A deep front garden leads up to a sheltered front door, and into the welcoming hallway. The sitting room has a large window to the front garden and features a woodburning stove bringing cosiness for chilly winter evenings, and there is a door to the side, which leads into the bedroom wing.

From the sitting room, folding double doors open through to the dining room, which in turn leads through to the conservatory. When the dining room doors are folded back, the view from the sitting room through to the landscaped gardens is incredible, and creates a fabulous social space for family gatherings and parties.

However the hub of this home is clearly the kitchen/breakfast room, generously fitted with a wealth of shaker style white cabinetry and integrated appliances, and doors and windows to the garden.

From the kitchen, steps lead up to a useful snug/study area with fitted cupboards offering further storage and housing the Potterton gas boiler. There is a good sized utility room, which has a door through to the garage.







AND SO TO BED: From the sitting room, a door leads through to the bedrooms area where the principal bedroom overlooks the garden, creating a wonderful room to wake up to in the mornings.

It benefits from fitted wardrobes and an ensuite bathroom which has a bath with shower over, wc, basin and a window to the garden.

There are three further bedrooms, and family shower room.





GARDENS: The southerly facing cottage style gardens back onto a paddock, and are a special joy of this property, having originally been on the site of a former orchard, and still retains one or two of the original apple trees today. There are beautifully maintained flower beds with mature shrubs and borders, garden pond, vegetable gardens and fruit trees which are interspersed with meandering lawned areas and a sunny terrace.

The deep front garden to front of the property offers privacy, seclusion, access to the garage and driveway parking. The garage has power and light, and useful overhead eaves storage.



USEFUL INFORMATION:

PROPERTY INFORMATION

HEATING The property has gas central heating, with Potterton gas boiler, and benefits from eight solar panels installed by British Gas nine years ago, which contribute towards the electricity used at the property and providing a feed-in tariff to the grid.

SERVICES: Mains water, gas, electricity, and private drainage.

PARKING: Driveway parking and integral garage, and unrestricted parking on the road.

FLOODING RISK: (Source: Govt Environment Agency): Surface water, seas and reservoirs risk: Very Low.

CONSTRUCTION: The property has been sympathetically extended over the years and we understand that the original building would have been of traditional construction materials under a tiled roof.

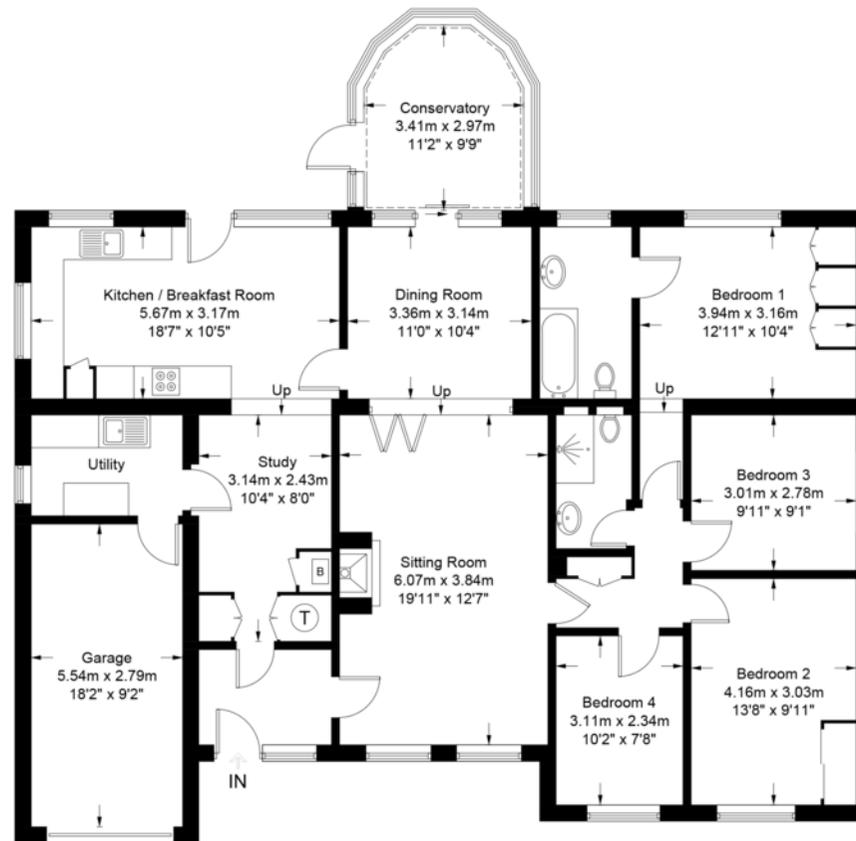
BROADBAND: (Source: Ofcom) Superfast Broadband is available in the area: 80 Mbps download speed; 20 Mbps upload speed.

TENURE: Freehold. Council Tax Band: F; EPC Band: C

LOCATION: 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 *Millennium village hall*. Annually there is the much heralded *Littleton and Harestock Show*, and *Brownies, Guides, Cubs and Scouts* groups are found nearby in Harestock.

SCHOOLS: This property 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*.

Approximate Gross Internal Area
165.6 sq m / 1782 sq ft
(Including Garage)



Ground Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1194578)

MAC NKS

4 Romsey Road • • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>



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