



Thorpewood House, South Drive, Littleton, Winchester, Hampshire, SO22



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EXCELLENT, MODERN FAMILY HOUSE WITH FLEXIBLE ACCOMMODATION

This handsome and spacious detached house was built as one of a pair in 2006, in a very favourable position on South Drive. The property boasts an abundance of natural light throughout and has been enhanced by the current owners since the purchase from new. There is a very pleasing balance between reception spaces and number of bedrooms, and with all the practical spaces one could need, this is a perfect, spacious family home. The accommodation consists of four ground-floor reception rooms, five bedrooms, two bathrooms, a shower room, a W.C., utility room and large double garage all adding up to over 2300 sq feet of accommodation. There is underfloor heating throughout the house (except the garage) and a water softener.

The welcoming, inviting, central entrance hall first leads to a fitted study on one side and an appealing family room with fitted shelves on the other. A large welcoming sitting room at the rear has a gas fire within a stone fireplace and double doors out onto the garden, and also double doors into the dining area. The bright kitchen is well-appointed with fitted units providing ample storage and integrated appliances including fridge/freezer, double oven, dishwasher, gas hob and cooker hood. Alongside the kitchen is a useful utility room offering more storage and a door out to the side passage, and the ground floor accommodation is completed by a W.C.

Stairs rise to the first floor where the bedrooms radiate from an impressive central landing. The master suite is a superb space with a very large bedroom, walk-in dressing area and an en-suite bathroom with both bath and shower. The second bedroom also has an en-suite shower room, and there are two further double bedrooms and a spacious family bathroom here. A fifth bedroom is accessed from both the landing and bedroom four so could be combined with it in some way or used as a nursery or dressing room perhaps.

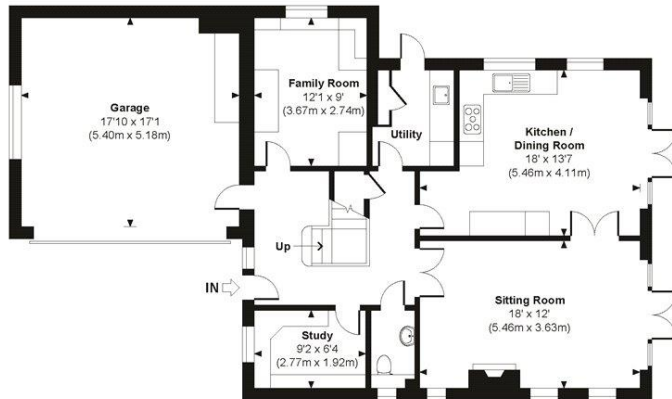
Outside there is a neat rear garden which is private and mainly laid to lawn with shrub and borders. A paved patio leads along the back of the house and there is an attractive raised deck providing another area for seating. The double garage is large and can be accessed from the hallway, and there is parking on the driveway at the front.



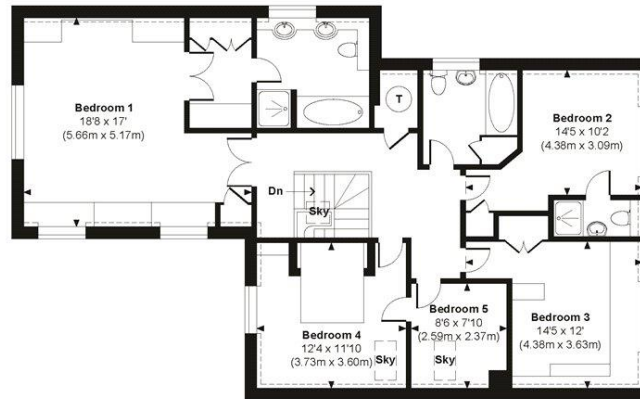


Thorpewood House

Approximate Gross Internal Area
Main House = 2049 Sq Ft / 190.37 Sq M
Garage = 301 Sq Ft / 27.97 Sq M
Total = 2350 Sq Ft / 218.34 Sq M
Includes areas with restricted height less than 1.5m



GROUND FLOOR



FIRST FLOOR

Indicates restricted room height less than 1.5m.



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No responsibility is taken for any error, omission or misrepresentation.

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Directions

Location

Littleton is one of Winchester's most popular villages and is located approximately one and a half miles from Winchester. The village benefits from a local restaurant (The Running Horse), bowling club, cricket club, croquet club, football teams and tennis club. Winchester itself has a wider range of amenities including the mainline railway station (links to London Waterloo in approximately 55 minutes), high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and of course the city's historic cathedral. Littleton falls within the catchment area for Sparsholt Primary School, The Westgate School and Henry Beaufort Secondary School.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council tax band

G

Local Authority

Winchester City Council

EPC rating

C

Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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