







3 Meadow Rise, Littleton, Winchester, Hampshire, SO22 6NH

This remarkable family residence spans nearly 2900 sq ft and is situated on an expansive plot of approximately 0.5 acres. The well-designed home boasts spacious entertaining areas and cosy family spaces, exuding style and thoughtful consideration for efficiency, security, and overall comfortable living.



- Five bedroom detached family home
- Approaching 2900 sq ft of accommodation • 0.5 acre plot siding onto fields
- Main bedroom with ensuite and balcony overlooking gardens • Guest bedroom with ensuite
- Sitting room, dining room and study /bar • Open plan kitchen/ breakfast room • Utility room
- Double garage and ample parking • No forward chain

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ACCOMMODATION

Upon entering the home, a welcoming large reception hall with a tiled floor and stairs to the first floor sets the tone. A bright and airy sitting room features bi-fold doors leading to the rear garden, while a versatile double-aspect bar/study and a convenient downstairs cloakroom enhance the ground floor. The hub of the home is the stunning open plan kitchen/breakfast/dining room, the perfect space for entertaining. Installed to a high specification by Winchester kitchens, the modern kitchen features a large central island and integrated appliances enhanced by a separate utility room. This space seamlessly flows into the dual aspect dining room, which has two sets of patio doors out to the garden. Upstairs, the principal bedroom impresses with a concealed dressing room, a stunning ensuite, and a balcony offering picturesque views to the rear. Four additional bedrooms provide ample space and built on storage, with the second bedroom also boasting ensuite facilities. Through the fifth bedroom is a further versatile room, ideal for use as a walk-in wardrobe or a space for indulging in hobbies. There is also a modern family bathroom to serve the remaining bedrooms. The exterior of the property is equally impressive, featuring a spacious double garage and ample driveway parking. The rear garden stands out as a captivating feature, boasting a spacious decked area, meticulously tended lawns, and an enchanting wildflower section at the pinnacle. The property's expansive plot, spanning approximately 0.5 acres, is complemented by its picturesque surroundings, as it gracefully borders adjacent fields on one side, providing an idyllic and tranquil backdrop to this already stunning residence. This exceptional property is available with no forward chain.



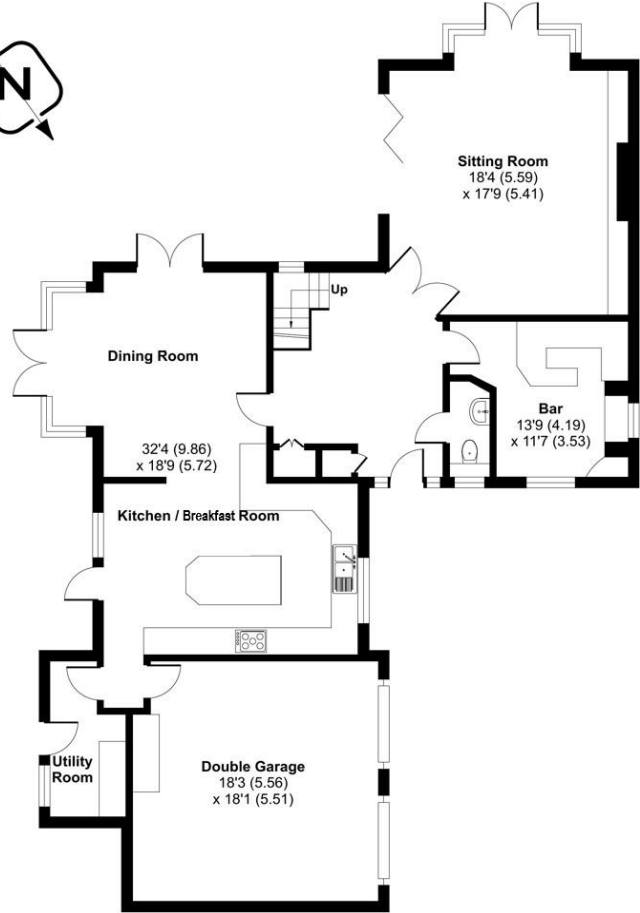
SITUATION

Nestled in the sought-after village of Littleton, which lies on the Downs, about three miles northwest of Winchester city centre. The village has its own church, village pond, pub, and local shops under a mile away. 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.



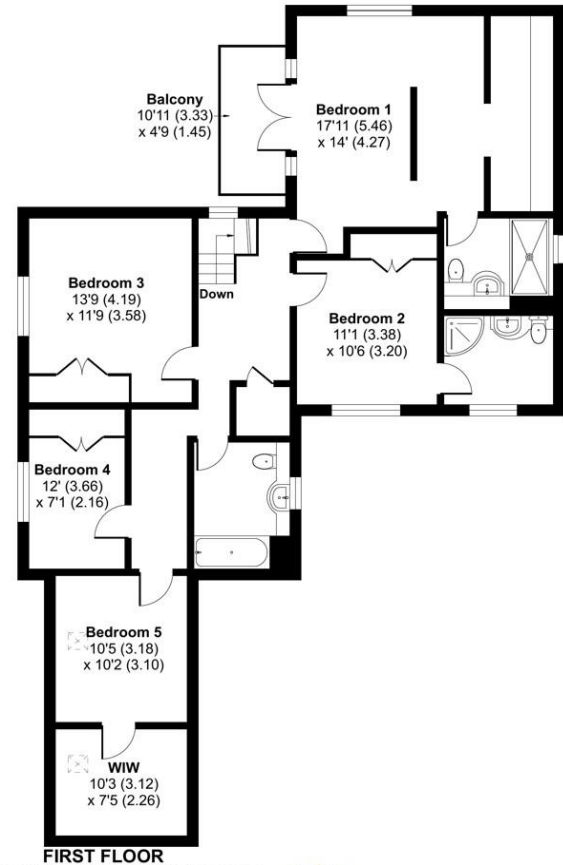


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2859 sq ft / 265.6 sq m (includes garage)
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1084334





LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,500,000

TENURE

Freehold