



Victoria Cottage, Dean, Sparsholt, Hampshire

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Victoria Cottage, Dean, Sparsholt, Hampshire, SO21 2LP

Attractive semi-detached cottage in a very pretty hamlet, close to Winchester

Sparsholt 0.6 mile, Winchester 3.3 miles,
Stockbridge 7.7 miles

Sitting room | Dining room | Kitchen/breakfast
room | Utility room | Cloakroom | 4 Bedrooms
2 Bathrooms | 2 Garages | Driveway parking
Garden | Garden store | EPC Rating D

The property

Believed to date from 1914, Victoria Cottage is a very attractive semi-detached home with well proportioned rooms, laid out over two floors. The house has been in the same ownership since 1991 and has been remodelled and updated over the years. Of particular note is the elegant sitting room, with a bay window from which to enjoy the views to the front, built in bookcases and cupboards, a wood burning stove and French doors out into the garden. The open plan kitchen/dining room has solid oak flooring, bespoke wooden wall and base units, a range cooker and doors out onto the garden. There is a very useful utility room and a cloak room completes the ground floor accommodation

On the first floor there is a bright principal bedroom with built in wardrobes and views out over the garden to the rear, three further bedrooms and two bathrooms, both of which have a full bathroom suite, including separate showers.

Outside

The house is approached by a tarmac driveway with off street parking. To the side of the house is a double garage and garden store.

To the front of the house is an area laid to lawn with a climbing rose and jasmine on the front elevation and to the rear the garden has been lovingly maintained. There is a large area laid to lawn, a productive vegetable garden, a greenhouse, a paved terrace with space for an outdoor dining table and chairs and mature shrub and herbaceous borders.

Location

Victoria Cottage sits in an elevated position in the very small and very peaceful hamlet of Dean which lies immediately to the east of the popular Hampshire village of Sparsholt, and to the north-west of the Cathedral City of Winchester.

Within the village there is an excellent village shop and post office, church, first class primary school, cricket club and the popular Plough Inn along with Lainston House Hotel.

Winchester offers a comprehensive range of shops, restaurants and recreational facilities together with a mainline railway station service to London (Waterloo) in about an hour. There are a good selection of state and private schools in the area including Henry Beaufort, The Westgate and Kings as well as Twyford Preparatory, Pilgrims', Prince's Mead, King Edward's, Winchester College, St Swithun's and Peter Symonds Sixth Form College.

The surrounding countryside is renowned for its natural beauty including the well-known Test Valley just to the west, the Itchen Valley to the east, and there is a large network of footpaths and bridleways together with some delightful walks within the nearby Forestry Commission Woodland.





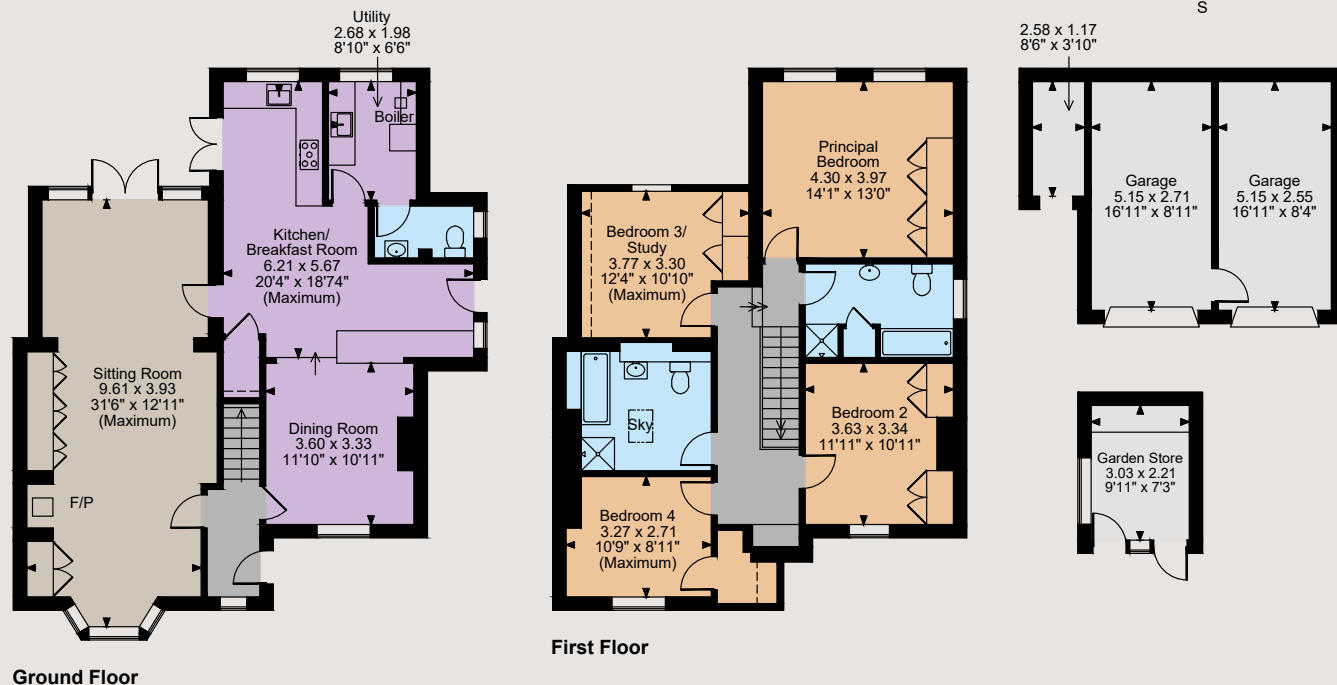
Floorplans

House internal area 1,803 sq ft (168sq m)

Garages internal area 300 sq ft (28 sq m)

Outbuildings internal area 104 sq ft (10 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

what3words///celebrate.snoring.evidence

General

Local Authority: Winchester City Council

Services: Mains water and electricity. Private drainage. Oil central heating. No gas. We understand that compliance for the private drainage has not yet been established. Further information is being sought.

Council Tax: Band E

Tenure: Freehold

Guide Price: £1,000,000

Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com

struttandparker.com

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