



A charming detached cottage in hamlet of Dean

Little Deane, Dean, Sparsholt, Winchester, Hampshire SO21 2LP

Freehold



Sitting room • Dining room • Kitchen • Principal bedroom
• 2 further bedrooms • Family bathroom • Detached
garage • Off-road parking • Cottage garden • Vegetable
garden • Planning permission for extension

Situation

Little Deane is situated in the picturesque and quiet hamlet of Dean, located itself on the outskirts of the popular village of Sparsholt. Dean is a sleepy hamlet of only a handful of houses surrounded and overlooking open countryside. Its proximity to Sparsholt is also seen as a superb benefit being one of the most sought-after villages in the Winchester area. Sparsholt itself benefits from a local shop, church, excellent primary school, The Plough Inn and Lainston House Hotel. The cathedral city of Winchester is only a short drive away, providing a comprehensive range of amenities including shopping, schooling for all ages and a mainline railway station on the London to Waterloo line.

Description

Little Deane is an exceptional detached period cottage offering substantial character and charm in a wonderful location in this pretty hamlet. The house which is in excellent order offers three bedroom accommodation over two floors, two reception rooms and a small kitchen with the benefit of planning permission for an extension.

The sitting room is a good size with character features including the timbered ceiling and open fire with working chimney, the dining room is equally attractive with a staircase leading to the first floor and bathroom and also a stable door giving access to the garden. The kitchen is compact but well fitted. The main bedroom is exceptionally attractive with views over open countryside, there is a second bedroom on the first floor and a third on the ground floor. The extension would be contemporary in style with a glazed link from the period cottage. The proposed extension would create a large kitchen with associated dining area and glazed elevations on two sides. Plans are available online through Winchester City Council planning portal 19/00889/HOU .





Outside

The property is approached with steps leading up to the front door and a pathway that leads around to the side of the property and onto the rear. The gardens to the rear of the cottage are slightly elevated and provide a secluded area laid mainly to lawn and bordered by mature hedgerows and specimen shrubs and trees.

On the opposite side of the road is a separate plot where stands a detached oak built garage with a cedar shingle roof with mezzanine floor for storage. To the side and front of the garage is ample parking for three vehicles and beyond the garage there is a further area of garden which is currently used as a vegetable garden.

Accommodation

See floor plans

Tenure

Freehold.

Services

Mains water and electricity.
Private drainage. LPG-fired central heating.

Outgoings

Council Tax – Band E

Post Code

SO21 2LP

Local Authority

Winchester City Council

Energy Performance

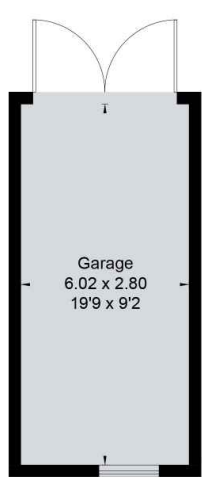
A copy of the full Energy Performance Certificate is available on request.

Viewing

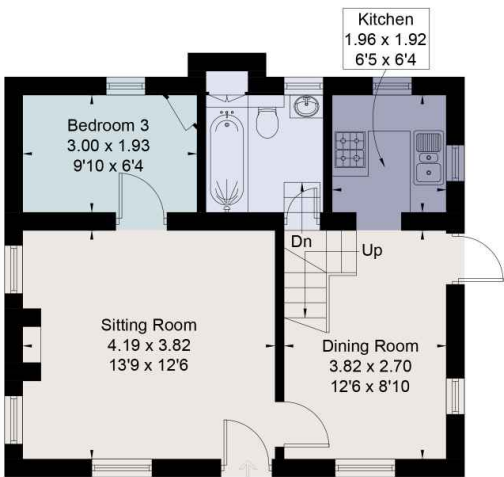
Strictly by appointment with Savills.



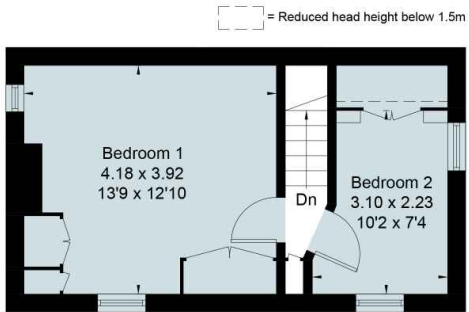
Approximate Area = 70.0 sq m / 753 sq ft
Garage = 16.8 sq m / 181 sq ft
Total = 86.8 sq m / 934 sq ft
Including Limited Use Area (1.1 sq m / 118 sq ft)
For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



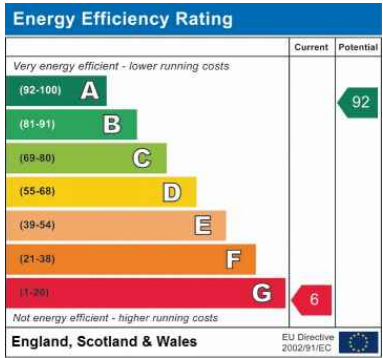
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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