



1 BALL DOWN COTTAGES

Northwood Park, Sparsholt, Winchester, SO21 2LY

Carter Jonas

1 BALL DOWN COTTAGES, NORTHWOOD PARK, SPARSHOLT, WINCHESTER, SO21 2LY

- Two bedrooms • Three reception rooms • Utility room
- Conservatory • Garage • Workshop • Summer house
- Green house • Log store • Garden

DESCRIPTION

The property is approached via a side entrance that opens into a small hallway, providing access to the main reception areas. At the front of the home, a cosy sitting room features an open fireplace. Moving through to the rear, the dining room features a classic cream range and leads into a kitchen offering generous storage with traditional oak style units. Off the kitchen there is a practical utility area along with a bathroom fitted with both a bath and a shower. Beyond this, an adjoining garden room/conservatory provides flexible additional living space and enjoys lovely views across the well-maintained gardens. Upstairs, the accommodation comprises two generously sized bedrooms and an attic space accessed via paddle stairs, ideal for storage.

OUTSIDE

The property boasts a generous array of outdoor features, including a large workshop, sheds, greenhouse, garage, and a charming summer house. Set on a larger-than-average plot, the grounds comprise a well-kept lawn, mature trees, shrubs, and beautifully stocked flower beds and borders. A patio area provides the perfect space for outdoor entertaining, while a gravel path meanders through the garden. The property also benefits from a gated driveway with ample parking.

LOCATION

Northwood Park lies to the west of Littleton and its eastern boundary and Ball Down Farm lies to its southern boundary.

A CHARMING TWO BEDROOM SEMI-DETACHED COTTAGE, OFFERING POTENTIAL TO EXTEND (STPP), SET AMIDST PICTURESQUE FIELDS AND WOODLAND WITHIN NORTHWOOD PARK.



Sparsholt is located approximately 3 miles from the centre of Winchester, to the west of the city and on the fringes of Farley Mount Country Park. Sparsholt itself is a typical English village with a great gastro pub, excellent village shop and post office plus church, primary school and a cricket ground. Winchester's Waitrose and a range of local shops are only a couple of miles away, as is the mainline station with services to London Waterloo in under an hour. Sparsholt is also well located to easily access local towns such as Romsey and Stockbridge and the M3/M27 to London/the south coast.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Main electricity and water, oil central heating and septic tank.

Local Authority: Winchester City Council

Council Tax: Band D

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

Agents Note: A restriction is understood to affect part of the garden whereby no development may be carried out on the additional land, including the strip to the right-hand side and the far end of the garden. This is believed not to affect the dwelling or the original garden. Further information available on request.

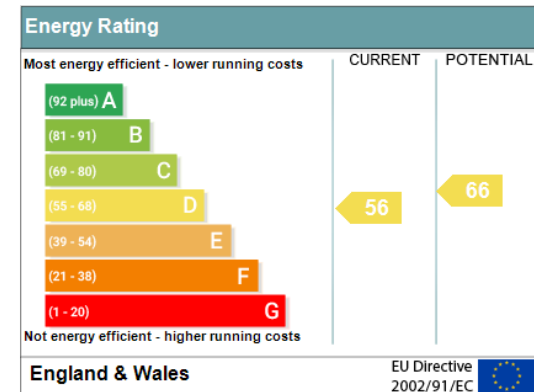


Ball Down Cottages, SO21

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft
 Approximate Garage Internal Area = 44.2 sq m / 476 sq ft
 Approximate Outbuildings Internal Area = 33 sq m / 356 sq ft
 Approximate Total Internal Area = 188.3 sq m / 2028 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



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