



The Old Pumping Station, Main Road, Littleton, Winchester, SO22 6PR





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## Creative Conversion of Former Pumping Station in Popular Littleton

The Old Pumping Station is located in the beautiful Hampshire village of Littleton, just a five-minute drive from the scenic city of Winchester.

The property has been completely renovated from a former pumping station that served the village of Littleton and is a great opportunity for those looking for something a little out of the ordinary. The front door leads into the spacious cloakroom and onwards to the main sitting room which is stylish and modern with built-in storage at one end. The contemporary extension to the side of the property houses the fantastic, open plan kitchen/dining room. With double aspect windows and a high ceiling, this provides a bright and airy reception space, ideal for entertaining. The kitchen itself is modern and smart and has a good selection of base and eye level units. Integrated appliances include fridge/freezer, dishwasher, oven, hob and microwave. From the kitchen there is access to a small rear garden. A downstairs WC completes the accommodation on this level.

Upstairs there are two good-sized double bedrooms which both offer fantastic views of the open countryside beyond. Bedroom one is on the first floor and is an excellent size with large windows allowing plenty of natural light. The contemporary bathroom is situated alongside with a bath and separate shower cubicle. On the second floor, bedroom two is also a double, with built-in shelving along one side.

The main garden area is to the front of the property and mostly shingled and paved making it low maintenance and a further great space for entertaining. The property has plenty of off-street parking and a useful outbuilding for storage.



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### Main Road, Littleton, Winchester, SO22

Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale

#### Directions

From our office in Southgate Street, turn left into the High Street taking the second right at the roundabout into Upper High Street. Take the next left over the railway bridge and right at the roundabout into St. Paul's Hill, and turn left onto Stockbridge Road. Follow Stockbridge Road straight over the two mini roundabouts and turn right into Main Road, signposted Littleton. The property is on the left-hand side.

#### 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 pub/restaurant (The Running Horse), bowling club, cricket club, croquet club, football team 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 Secondary School and Henry Beaufort Secondary School. There are also excellent private schools nearby.

**Tenure:** Freehold

#### Services

Mains electricity and water. Private drainage.

#### Winchester City Council

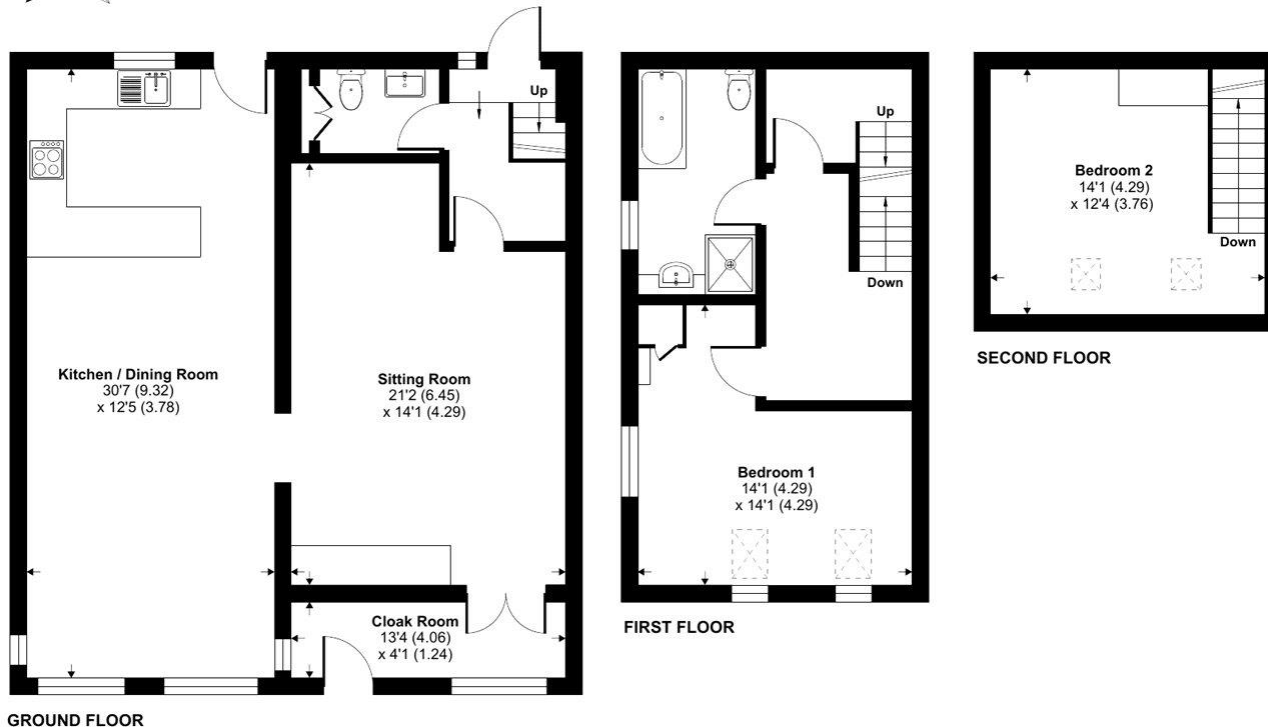
**Council tax band:** E

**EPC rating:** E

#### Viewings

Strictly by appointment with Winkworth Winchester Office

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Winkworth. REF: 953598

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