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Westley Cottages, Hillside Road, Sparsholt, Winchester, Hampshire, SO21 2NE









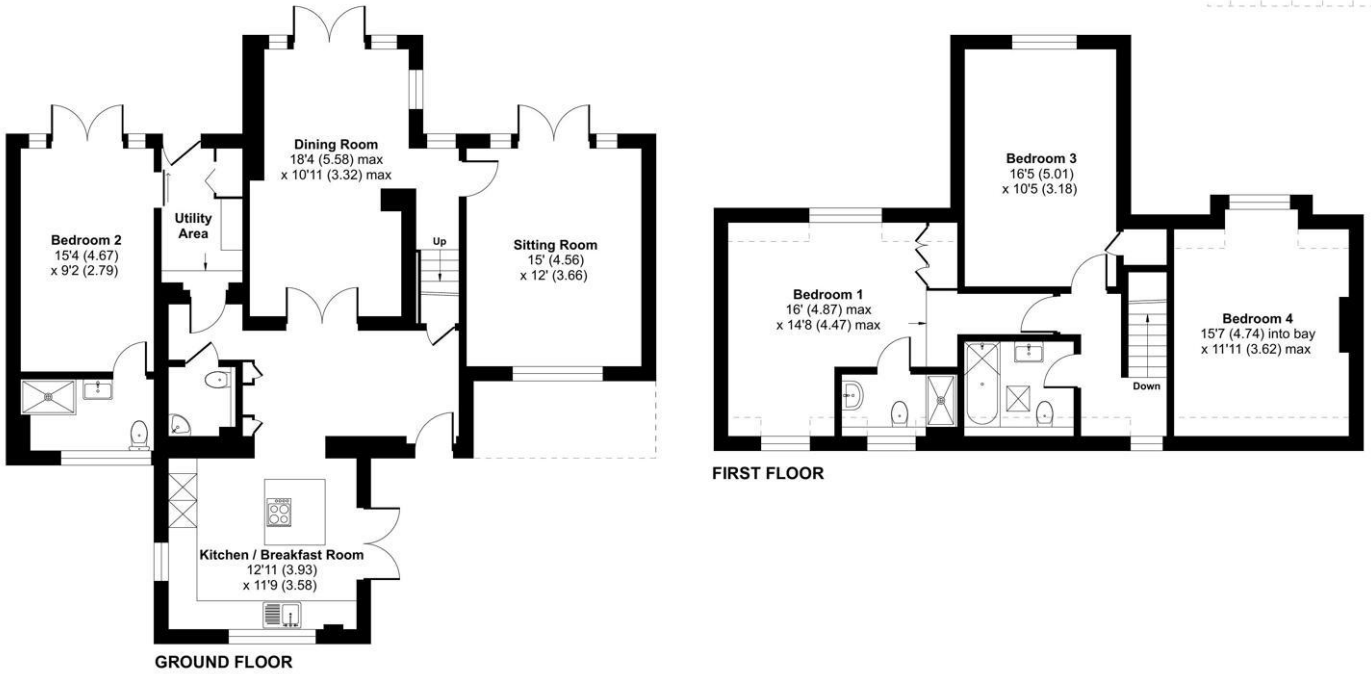


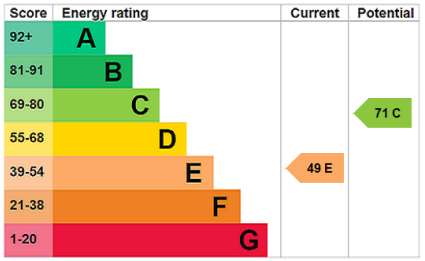
ACCOMMODATION

Located in a sought-after village, this beautifully positioned family home enjoys a wonderful semi-rural setting, surrounded by open countryside. Having been thoughtfully extended and enhanced by the current owners since their purchase. The property now offers exceptionally flexible accommodation extending to more than 1,700 sq ft, including a converted car port providing an additional bedroom with en-suite facilities, together with a separate utility area. The accommodation is particularly versatile and ideally suited to modern family living. On the first floor are three generous double bedrooms, including an impressive principal bedroom with vaulted ceiling and en-suite facilities, together with a well-appointed family bathroom serving the remaining bedrooms. On the ground floor, the accommodation has been further improved to create a highly practical arrangement, including a fourth double bedroom with en-suite, ideal for guests, older children or those looking for a degree of independent living. The living accommodation includes a stylish kitchen/breakfast/family space, centred around a substantial preparation island and with direct access to the landscaped front courtyard. There is a separate sitting room with feature fireplace and French doors opening onto the rear garden, while the formal dining room provides an additional reception space which can be used flexibly as a family room, study or playroom, again with French doors providing a lovely connection to the garden. Outside, the property is complemented by a substantial rear garden extending to over 100ft, predominantly laid to lawn and beautifully established with mature trees, shrubs and well-stocked borders. Several patio areas provide excellent opportunities for outdoor dining and entertaining, while the generous plot gives the property a lovely sense of space and privacy. The overall plot extends to approximately 0.21 acres, with the surrounding countryside adding considerably to the appeal. There is also potential to create rear access, subject to the necessary planning consents.

Approximate Area = 1708 sq ft / 158.6 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m
Total = 1775 sq ft / 164.8 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1519725

Scan the QR code to find out more information about this property.

SITUATION

Sparsholt is a highly sought after village, renowned for its picturesque countryside setting and strong sense of community. Surrounded by rolling farmland and open countryside, the village offers a peaceful rural lifestyle while remaining two miles west of the historic city of Winchester, with its excellent range of shops, restaurants, schools and transport links. The village benefits from a popular primary school, local pub, church and village hall, making it particularly attractive to families and those seeking a balance between country living and modern convenience.



SPECIFICATION

- Beautifully presented character cottage
- Comprehensively extended by the current owner
- Sought-after semi-rural location with scenic views
- Three good sized bedrooms to the first floor
- Principal bedroom with en-suite shower room
- Ground floor bedroom with en-suite
- Family bathroom and guest cloakroom
- Sitting room and dining room
- Large private rear garden over 100ft
- Secure driveway parking



LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

ASKING PRICE £840,000

TENURE

Freehold

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