



## **SHEPHERDS COTTAGE**

Main Road, Owslebury, Winchester, Hampshire, SO21 1LU

**Carter Jonas**



## **SHEPHERDS COTTAGE, MAIN ROAD, OWSLEBURY, WINCHESTER, HAMPSHIRE, SO21 1LU**

- Four Bedrooms
- Three Reception rooms
- Detached office/studio
- Period features and character throughout
- Secluded landscaped gardens
- Detached garage and ample off-road parking
- Sought-after rural location near Winchester

### **DESCRIPTION**

Tucked away in the heart of the picturesque village of Owslebury, this delightful four-bedroom period cottage blends rustic charm with modern convenience. Surrounded by rolling Hampshire countryside, Shepherds Cottage offers a rare opportunity to acquire a beautifully maintained family home with generous outdoor space, versatile outbuildings, and character throughout.

Ground floor accommodation includes a charming sitting room with beamed ceiling, flagstone floors, exposed brick walls and a fabulous inglenook fireplace. To the rear of the house is a fabulous contemporary kitchen, with vaulted ceiling and bifold doors leading onto the garden. With an adjoining pantry and plenty of space for entertaining, this room is a fantastic family space and the heart of the home. In addition, a separate study and dining room provide adaptable extra reception space, and the ground floor is completed by a useful boot room / utility and a downstairs family bathroom.

Upstairs, the property offers four well-proportioned bedrooms. The double-aspect principal bedroom benefits from generous proportions with a vaulted ceiling and views of the garden, with an adjacent dressing room / 5th bedroom. A shower room and additional WC complete the first-floor layout.

**A RARE OPPORTUNITY TO OWN A CHARACTERFUL FOUR-BEDROOM HOME IN THE HEART OF OWSLEBURY, NESTLED WITHIN THE SOUTH DOWNS NATIONAL PARK. THIS SPACIOUS PROPERTY BOASTS VERSATILE OUTBUILDINGS, A GENEROUS GARDEN, AND STUNNING COUNTRYSIDE SURROUNDINGS – PERFECT FOR FAMILY LIVING.**





## OUTSIDE

The property also includes a detached outbuilding housing a large home office, kitchen, and WC—perfect for remote work or hobbies. A substantial garage offers ample storage or secure parking.

Set within beautifully maintained gardens, the outdoor areas are a particular feature of the property, being well designed and beautifully laid out. A lawn and gravel garden, well stocked beds, fruit cage / chicken enclosure and mature trees create a serene and private retreat. In addition, there are a number of seating areas for outdoor entertaining including a sunken terrace to the rear of the kitchen and a raised timber sundeck at the far end of the garden.

## LOCATION

Nestled within the picturesque South Downs National Park, Owslebury is a charming Hampshire village that offers a serene rural lifestyle while maintaining excellent connectivity. Located approximately 5 miles southeast of Winchester, the village is steeped in history and community spirit.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity and water. Private drainage.

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

**Local Authority:** Winchester City Council

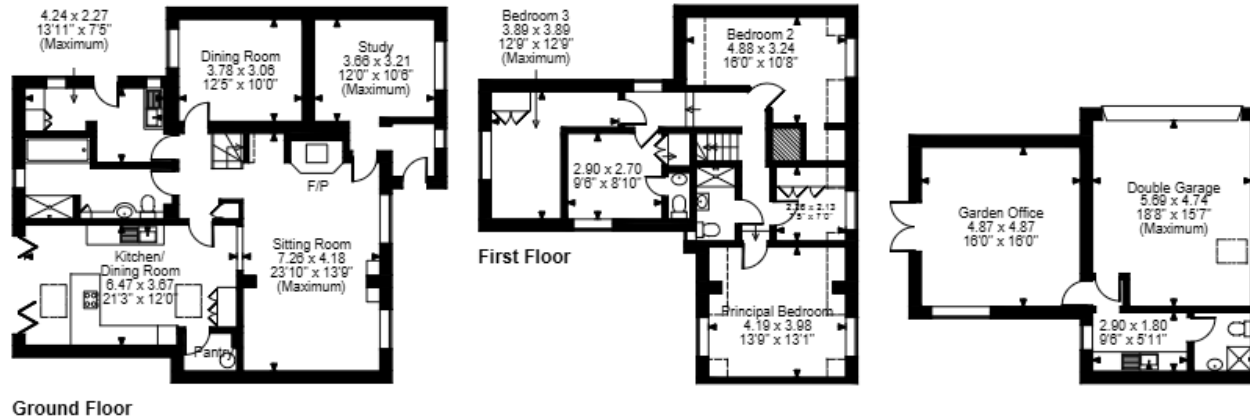
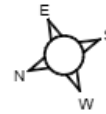
**Council Tax:** Band G

**Viewings:** Strictly by appointment with Carter Jonas.





Shepherds Cottage, Main Road, Winchester  
 Approximate Gross Internal Area  
 Main House = 1,906 sq ft / 177 sq m  
 Double Garage = 285 sq ft / 27 sq m  
 Outbuilding = 363 sq ft / 34 sq m  
 Total = 2,554 sq ft / 237 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □□□□ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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