



Bishops Sutton Road, Bishops Sutton, SO24 0AN

Winkworth

Bishops Sutton Road, Bishops Sutton, Hampshire, SO24 0AN

Beautiful Period Cottage in Pretty Hampshire Village

This wonderful, character-filled semi-detached cottage is very pleasantly situated in the attractive village of Bishop's Sutton just outside the historic market town of Alresford.

The front door leads to a small entrance hall with stairs rising ahead and with the two principal reception rooms to either side. The sitting room to the right is a beautiful, characterful room, with super inglenook fireplace as a lovely centrepiece and with wonderful, beamed ceiling. Double doors open out at the far end to a good conservatory beyond from which there is a downstairs WC tucked off to one side. On the other side of the hall is a most welcoming dining room with built in shelving within twin alcoves, and again with those lovely beamed ceilings. At the rear of the house on this side is a smart, recently fitted kitchen/breakfast room. The shaker style kitchen has ample eye and base level units and integral appliances including dishwasher, oven and grill.

On the first floor there are two good bedrooms both with fitted cupboards, and both of similar size, although bedroom one opens up into a dressing area ensuring it has a very spacious, bright feel with windows front and back. The contemporary shower room is beautifully fitted and has doors from both the dressing room and from the landing so that it can be used by both bedrooms.

To the rear of the property there is a beautiful, private, enclosed garden with patio immediately to the rear of the house and then a lawn reached via a couple of steps. Mature plants and shrubs adorn the flowerbeds including an attractive central bed on both sides of the central pathway. At the rear of the garden there is a large shed, and a super, brick-built detached garage which can be entered from a personal door from the garden. The garage is accessed from a parking area at the rear.

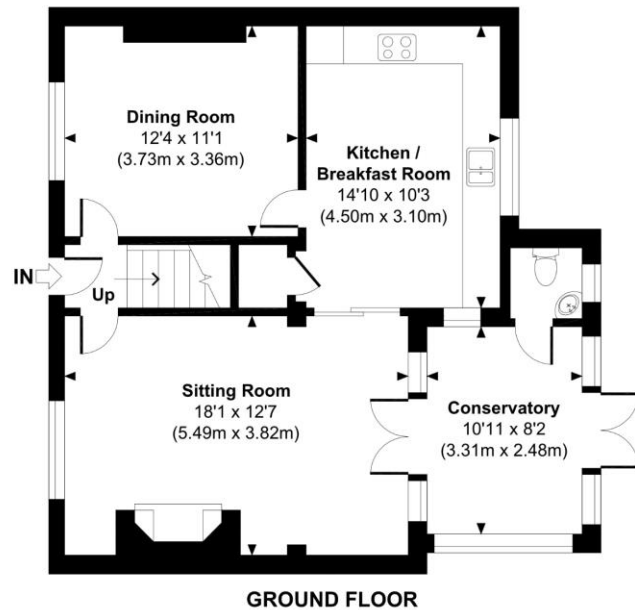
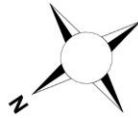




Sutton Cottage

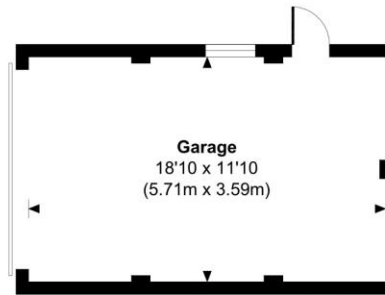
Approximate Gross Internal Area
Main House = 1158 Sq Ft / 107.60 Sq M
Garage = 221 Sq Ft / 20.50 Sq M
Total = 1379 Sq Ft / 128.10 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.

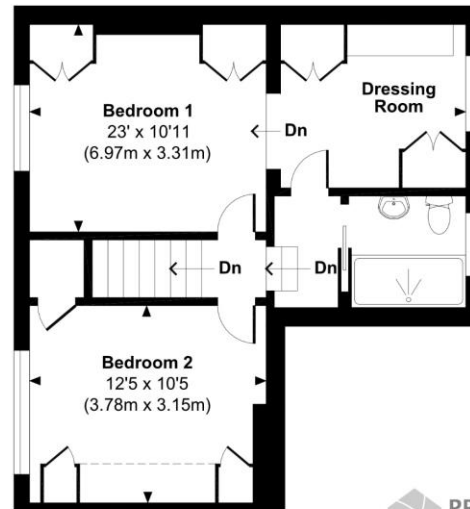


GROUND FLOOR

 Indicates restricted room height less than 1.5m.



GARAGE



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Directions

Travelling just east of Alresford on the A31 turn left at the first roundabout onto Bishop's Sutton Road, signed Bishop's Sutton. Follow the road round to the left and the cottage can be found on the left hand side on reaching the village.

Location

Bishop's Sutton has a 12th century Norman church, a public house and a thriving village hall. There are great walks across open fields and past watercress beds fed by the River Arle. Nearby Alresford is a beautiful Georgian town with many places to shop and great restaurants and pubs to visit. The A31 is within easy reach enabling travel to both Winchester and to the north east towards Alton, Farnham and Guildford.

Tenure: Freehold

Services

Mains electricity, water and drainage

Winchester City Council

Council tax band: E

EPC rating: F

Viewings

Strictly by appointment with Winkworth Winchester Office

Winkworth.co.uk/winchester

Winkworth Winchester

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Winkworth Country House Department

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Winkworth

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