



**Whealers Yard, Sutton Scotney, SO21 3QZ**

**Winkworth**





Wheelers Yard, Sutton Scotney, SO21 3QZ

## Substantial and spacious family home with double garage

This substantial and spacious family home complete with solar panels and storage battery is located in a small, well-regarded development within the popular village of Sutton Scotney. The property is in catchment of South Wonston and Henry Beaufort schools and offered with NO FORWARD CHAIN.

The welcoming hallway provides access to the downstairs accommodation. On the left is the inviting sitting room with dual aspect windows providing an abundance of light, a wood burner and double doors leading out to the large conservatory which spans the width of the property. The dining room is located to the right, adjoining the modern kitchen and therefore offering the scope to knock through and combine the two spaces into a kitchen/diner. The kitchen itself features an induction hob, integrated dishwasher and space for a freestanding fridge freezer, while adjacent is the convenient utility room with sink, storage and space for a washing machine. Doors from the kitchen lead out to the conservatory which is a versatile space with sets of double doors providing access to the garden - a lovely area for seating or dining overlooking the garden. A downstairs toilet is located beneath the staircase.

Stairs rise to the first floor where there are four bedrooms. The master bedroom and bedroom two benefit from en-suites, while a large four-piece family bathroom is located to the front of the property. Further stairs lead up to the loft conversion where bedroom five and the study are located - both are a great size with bedroom five enjoying an en-suite shower room. Triple glazed Velux windows provide an abundance of light to both rooms, and both are serviced by separate electric heating. This floor level is a flexible area that would be a great space for older children or for use as the master suite.

Outside, the large driveway has an electric vehicle charging point and the double garage provides plenty of storage. To the rear of the property is a private garden that wraps around the side of the house. Mostly laid to lawn, there are also vegetable beds, a pleasant seating area and a lovely natural pond perfect for wildlife situated to the side of the garden.







# Whealers Yard

Approximate Gross Internal Area

Main House = 2332 Sq Ft / 216.58 Sq M

Garage = 278 Sq Ft / 25.85 Sq M

Total = 2610 Sq Ft / 242.43 Sq M

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



Indicates restricted room height less than 1.5m.

© www.propertyfocus.co | Professional Property Photography & Floorplans

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.



## Whealers Yard, Sutton Scotney, SO21 3QZ

### Directions

From Jewry Street, turn left onto City Road and take a slight right onto Andover Road. At Three Maids Hill, take the third exit over the A34. At the roundabout, take the second exit onto Christmas Hill and continue onto Winchester Hill. Continue onto Oxford Rd. Take the left turning after the fire station onto Wheelers Yard and the property is directly in front. The what3words link is [///removing.sheds.closet](https://www.what3words.com/#!/en/0384/0384/0384/removing.sheds.closet).

### Location

The popular village of Sutton Scotney is situated approximately 6 miles from the City of Winchester, and 5 miles from Micheldever, both with fast rail links to London Waterloo in approximately 55 minutes. Winchester has a wide selection of amenities, with its high street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. There is easy access to the M3 motorway, A34 and A33.

COUNCIL TAX: Band F, Winchester City Council

SERVICES: Mains Electricity & Water. Private Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach February 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Air Source Heat Pump. Separate electric heating in loft conversion.

TENURE: Freehold.

EPC RATING: D. Due to a technical error the EPC rating for the property does not take account of the air source heat pump.

PARKING: Off street parking on driveway.

### Viewings

Strictly by appointment with Winkworth Winchester Office

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

## Winkworth Winchester

72 High Street, Winchester, SO23 9DA

01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

## Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU

020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently