



Hillside Villas, Bullington Lane, Sutton Scotney, Winchester, SO21 3RA

Winkworth



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A Refined Retreat in the Heart of the Countryside

Tucked away along a peaceful lane and surrounded by mature greenery, this charming semi-detached period home perfectly balances timeless character with modern style. The house is attractively traditional from the front, with mock-Tudor gable detailing and red brick accents. Inside, the impressive entrance hall leads through to a sitting room which exudes warmth and character, centred around an exposed brick fireplace with a timber mantle. Oak-style flooring, plantation shutters, and a staircase with white-painted balustrades - complete with bespoke under-stair storage and shelving - provides both practicality and charm to the space.

At the heart of the home lies a beautifully designed kitchen, combining a contemporary country aesthetic with modern craftsmanship. Soft neutral cabinetry, white quartz worktops, and terracotta tiled flooring all create a welcoming ambience, complemented by exposed beams and pendant lighting. The conservatory just off the hallway offers a light-filled dining or garden room, with tiled flooring and wide glass doors opening directly onto the terrace and landscaped garden beyond.

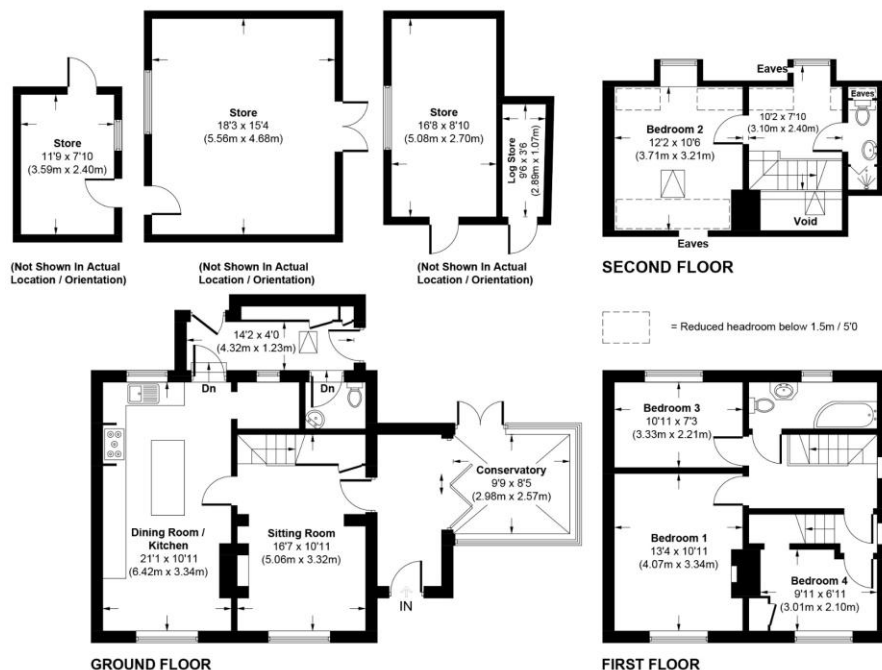
Upstairs, the good-sized principal bedroom enjoys tranquil countryside views and a charming, blue-tiled fireplace. Both additional bedrooms on the first floor are equally charming, with wide windows overlooking the front and back garden. The family bathroom is well-appointed, with attractive patterned floor tiles, a curved bath, and chrome fittings adding a touch of vintage charm. The top floor is home to a super loft conversion with an en-suite shower room - perfect as a guest suite, children's bedroom, or creative workspace - enhanced by vaulted ceilings, Velux windows, and eaves storage.

Before stepping out to the rear garden, you're greeted by a bright, light-filled utility area and a conveniently located downstairs WC. Outside, the property continues to impress with a landscaped and tiered garden are framed by mature trees and climbing shrubs. A generous patio terrace offers the perfect setting for al fresco dining, while three adjoining rustic timber outbuildings provide excellent potential for use as a workshop, studio, or garden store. A traditional picket fence encloses the side garden and gravel drive, completing the picture of this inviting country home where character, comfort, and contemporary living come perfectly together.



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Approximate Gross Internal Area
Main House = 1428 Sq Ft / 132.7 Sq M
(Excluding Void)
Outbuildings = 561 Sq Ft / 52.1 Sq M
Total = 1989 Sq Ft / 184.8 Sq M



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

Leaving Winchester on the Andover Road, head north and at the Three Maids roundabout take the top right hand turning towards Sutton Scotney. Continue on this road through the village of Sutton Scotney. Take the second exit off the mini roundabout, then the first exit of the next roundabout into Bullington Lane. In 0.7 miles, turn left down a gravel track and the property will be on your right.

Location

Bullington Lane, sits in the peaceful village of Sutton Scotney on the northern fringe of Winchester. The setting is semi-rural yet accessible, with a village shop, post office, and local pub, and lies about 7 miles from Winchester city centre. From here, the city's historic High Street - with its independent boutiques, cafés, restaurants, and cultural attractions is easily reached. Winchester Railway Station is around 6.7 miles away and offers fast connections to London. Families in the area are typically within catchment for Henry Beaufort School, South Wonston Primary School, and St Swithun's School.

PROPERTY INFORMATION:

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Heating, Electricity, Water and Drainage.

BROADBAND: Full Fiber Broadband Available to Order Now. Checked on Openreach November 2025.

MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Oil and Mains Electricity.

TENURE: Freehold.

EPC RATING: D

PARKING: Off Road Parking on Driveway

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

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