

The Street, Long Sutton, Hook, RG29

Approximate Area = 1377 sq ft / 127.9 sq m (excludes carport)

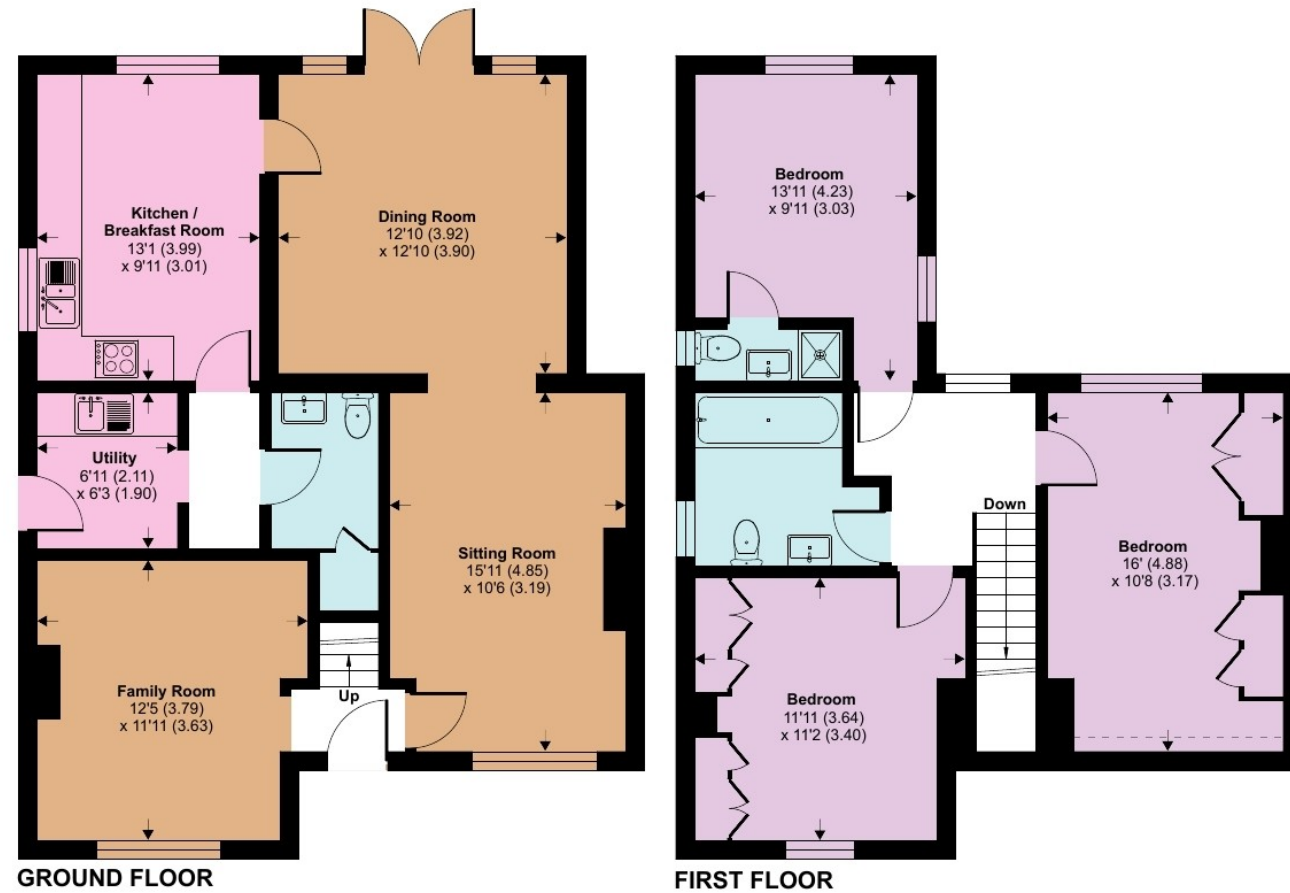
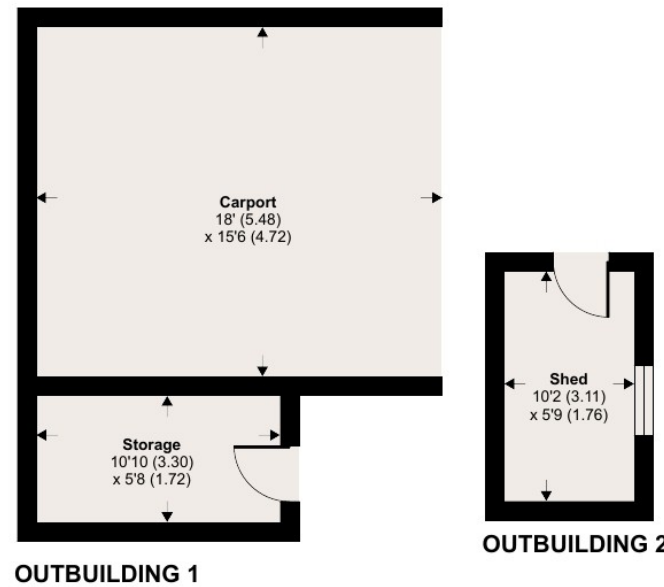
Limited Use Area(s) = 7 sq ft / 0.6 sq m

Outbuilding = 120 sq ft / 11.1 sq m

Total = 1504 sq ft / 139.6 sq m

For identification only - Not to scale

Denotes restricted
head height



THE STREET, LONG SUTTON, HOOK, HAMPSHIRE, RG29

Guide Price £675,000

Delightful characterful cottage in a superb position in the heart of the village.

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

- Central village position
- Private situation
- Three reception rooms
- Three double bedrooms
- Delightful
- Detached carport and driveway
- Immediate proximity to country walks
- 3 miles to Odiham

DESCRIPTION

This semi-detached cottage has an abundance of character throughout and is situated in close proximity to the village duck pond where there is a pleasant outlook at the front.

The property comprises entrance hall, leading to large sitting room with wood burning stove and built in cabinetry, dining room with French doors to rear, fully fitted kitchen/breakfast room, adjoining utility room, family room with feautre fireplace, downstairs cloakroom.

Upstairs the principal bedroom has an en suite shower room. There are two further double bedrooms (both with built in wardrobes) and a family bathroom.

Outside

The property is approached via a gated driveway and leads to a double car port which has good amounts of space for storage, a log store and has power and light.

The front garden is mainly laid to lawn with traditional cottage garden planting in the flower beds and a mature hedge boundary.



There is a front gate with pathway leading up to the front door. To the rear of the house is a patio area for entertaining, mainly laid to gravel and a number of flower beds and established planting.

LOCATION

Briar Cottage is in the heart of the picturesque and highly sought after Hampshire village of Long Sutton. Nestled within rolling countryside there are footpaths and cycling opportunities around the village, as well as a popular primary school, village hall, church and duck pond in the centre. Odiham is within 3 miles and provides a wide range of shops and amenities catering for everyday needs including doctors, opticians and dentists as well as a Post Office and a good selection of restaurants.

The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

The nearest mainline station is Winchfield (from 49 minutes) to London Waterloo. The M3 (J5) provides fast access to the national motorway network as well as Southampton, Gatwick and Heathrow airports.

LOCAL AUTHORITY

Hart District Council, Fleet I Council Tax Band E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		