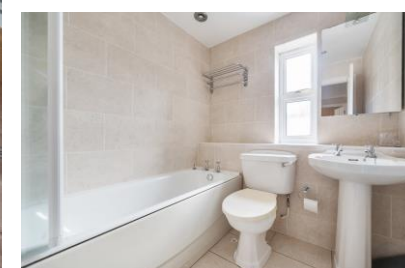




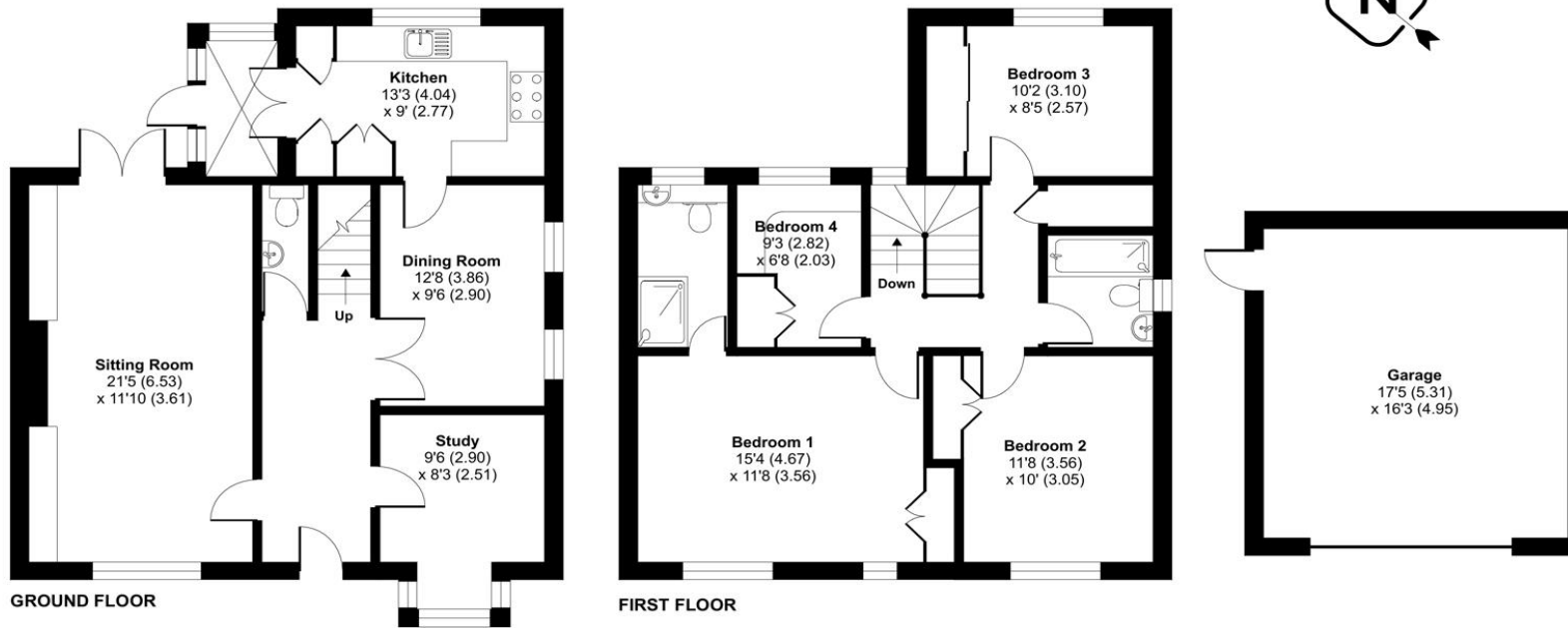
Bishop's Sutton, Alresford, Hampshire, SO24 0AL



ACCOMMODATION

Exquisite detached residence nestled in the heart of the award-winning village of Bishops Sutton. This property is a true gem, offering an abundance of space and charm. Upon entering, you are greeted by a well-proportioned layout on the ground floor, including a spacious sitting room, a separate dining area, a thoughtfully designed kitchen, and a private study, providing ample space for both relaxation and productivity. Moving to the first floor, a welcoming landing grants access to four inviting bedrooms, all with built-in storage, and a beautifully appointed family bathroom. The principal bedroom is a standout feature, boasting the convenience of an ensuite shower room. Outside, the garden, with its low-maintenance design, offers a tranquil haven for gardening enthusiasts and those seeking a serene outdoor space. To the front, the property boasts a driveway providing access to a double garage, with ample parking space for at least two vehicles. It is also worth noting that this property also has a current planning application approved for a single storey rear extension – Planning Reference: I1963016V1 (awarded 4/05/2023), with further details of this available upon request.

Approximate Area = 1459 sq ft / 135.5 sq m
 Garage = 285 sq ft / 26.4 sq m
 Total = 1744 sq ft / 162. sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1036176



SITUATION

Voted 'Hampshire Village of the Year' in 2011 Bishops Sutton has a 12th-century Norman church, 'The Ship' public house and village hall. Bishops Sutton is within walking distance of local open fields and watercress beds fed by the River Arle. Within one mile, sits the Georgian market town of Alresford with its plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops. The centre has a thriving café culture supported by a host of eateries, pubs, hotels and restaurants.



SPECIFICATION

- Four-bedroom family home
- Desirable village location
- Large sitting room and separate dining room
- Downstairs study
- Family bathroom and ensuite shower room
- Double garage
- Enclosed rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

ASKING PRICE

£795,000

TENURE

Freehold

AGENT NOTES

Oil-fired central heating
Private drainage, awaiting Environmental Agency
Compliance Certificate.