







Hall Lodge, Bishops Sutton Road, Bishop's Sutton, Alresford, Hampshire, SO24 0AN

Nestled within the quaint village of Bishops Sutton, this captivating period residence exudes charm and character, boasting a rich history as the former village school. Ideally positioned away from the main thoroughfare, this delightful home offers a serene retreat while still being centrally located.



- Sought after village location
- Spacious and versatile living accommodation • Period features
 - Four double bedrooms
 - Study/fifth bedroom • Garage • Oil fired heating
 - Downstairs cloakroom • Ample parking
 - South facing rear garden

t: 01962 734633

www.chartersestateagents.co.uk



ACCOMMODATION

Upon entering through the front door, you are greeted by a charming porch, perfect for storage, leading into a welcoming entrance hall. Straight ahead, an impressive sitting room awaits, featuring a large bay window that bathes the space in natural light. Adding to the allure are striking details such as a wrought iron spiral staircase and a cosy wood burner. Double doors seamlessly connect the room to the rear garden. Adjacent to the sitting room, the spacious open-plan kitchen/ dining room beckons with bespoke fitted units, integrated appliances, and ample room for entertaining. Double doors provide another access point to the rear garden, offering a seamless extension of the living space. Completing the ground floor is a convenient cloakroom. Ascending to the first floor, four well-proportioned bedrooms await, complemented by a modern shower room. A versatile study provides flexibility, doubling as a fifth single bedroom if desired. The principal bedroom impresses with built-in storage and an ensuite bathroom, ensuring comfort and convenience. Noteworthy is the third bedroom's alternative access via the spiral staircase, creating an intriguing architectural feature. Outside, the property boasts a generous enclosed rear garden with a sunny southern aspect and serene privacy. The meticulously landscaped lawn is bordered by mature planting beds and overlooks picturesque fields. For outdoor gatherings, a large raised patio with pergola, provides the perfect setting for summer barbecues. Parking is a breeze with three allocated spaces at the front, along with a single garage and two additional visitor spaces. In summary, this enchanting period home offers a perfect blend of historic charm, versatile living spaces, and idyllic outdoor amenities, making it an exceptional opportunity to embrace village life at its finest. Disclaimer: Private drainage.



SITUATION

Bishop's Sutton has a 12th century Norman church, a public house and village hall. Bishops Sutton is within walking distance of local open fields and watercress beds fed by the River Arle. Nearby Alresford is a beautiful Georgian town of fine colour-washed houses and a place to shop, not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. Several banks, pharmacies and other outlets meet day to day needs. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores. With thousands of people - both young and old - visiting every year, the town is home to the famous Watercress Line which is a railway with an almost unbeatable view. The historic railway runs through 10 miles of beautiful Hampshire countryside, adjacent to the South Downs National Park.



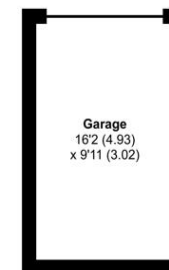
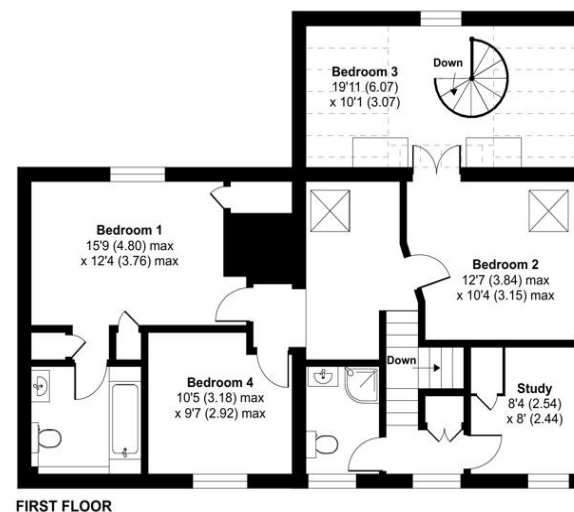
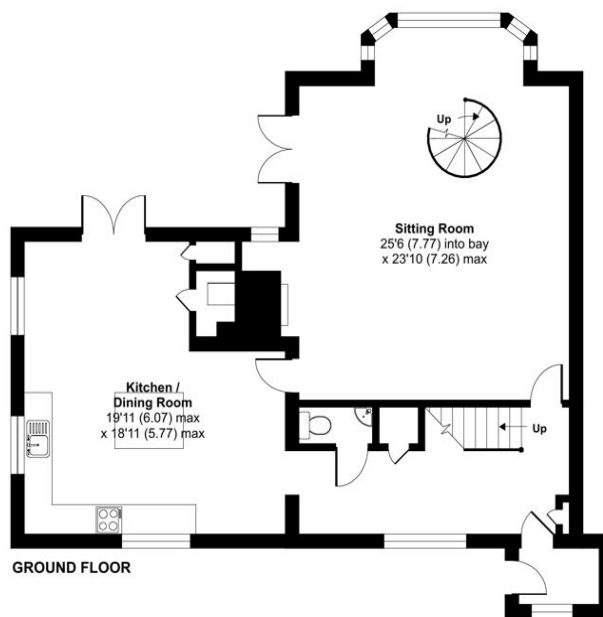


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 1926 sq ft / 178.9 sq m
 Limited Use Area = 127 sq ft / 11.8 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 2214 sq ft / 205.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1083616





LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

GUIDE PRICE

Asking Price £875,000

TENURE

Freehold