



Hydewood, Oxford Road, Sutton Scotney, Winchester, Hampshire, SO21 3JL





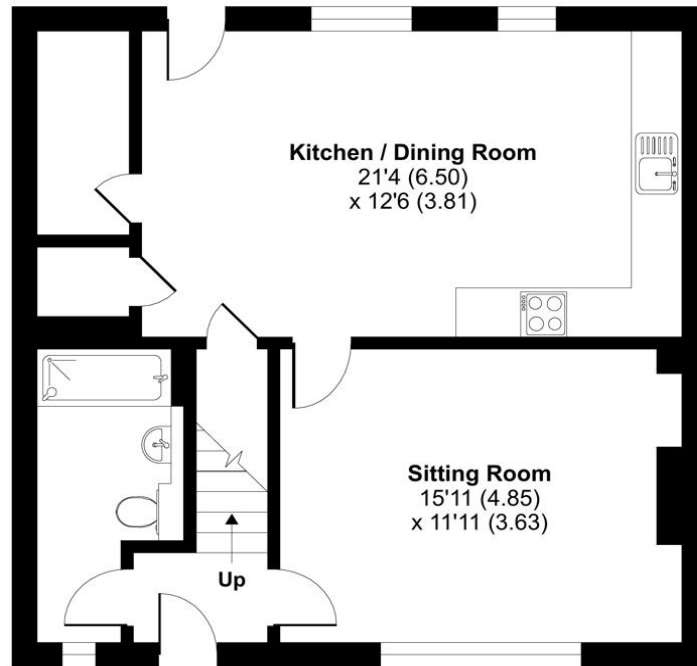
## ACCOMMODATION

Nestled in a charming neighbourhood, is this delightful one-bedroom terraced home that perfectly combines comfort and style. The open-plan kitchen/dining room is a true centrepiece, providing the ideal space for entertaining. The kitchen features sleek countertops and storage space. Adjacent to the kitchen/dining room, is the generously sized, light, and airy sitting room. The property boasts a well-appointed family bathroom, complete with contemporary fixtures and fittings. Outside, you'll find a charming front garden that welcomes you with its vibrant greenery and picketed fence. Residents' car parking is conveniently available at the rear. Located in a desirable position, this one-bedroom terraced home provides easy access to a range of amenities, including a local shop, pubs, doctors' surgery and with excellent transport links nearby, you can effortlessly explore the surrounding area.

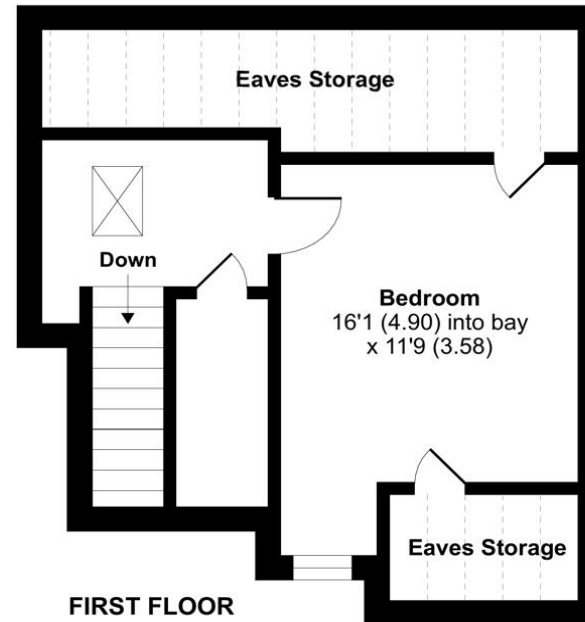


Approximate Area = 949 sq ft / 88.1 sq m  
Limited Use Area(s) = 130 sq ft / 12 sq m  
Total = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	72
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: 991765



## SITUATION

Sutton Scotney is a small village, close to the popular village of South Wonston, lying north of Winchester city. It lies alongside the River Dever and is now bypassed by the A34 trunk road. Sutton Scotney has local shops and a village pub The Coach & Horses. The pub dates back to 1762 and has recently been refurbished. There is a network of footpaths and bridleways for walking and riding in the surrounding countryside. Winchester has many famous attractions and amenities.





### SPECIFICATION

- One-bedroom home
- Over 1000 sq ft of accommodation
- No forward chain
- Large open-plan kitchen dining room
- Sitting room
- Bathroom
- Front garden
- Residents' parking area

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: C

### GUIDE PRICE

Guide Price £285,000

### TENURE

Leasehold  
Unexpired Years: 999  
Annual Service: TBC

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*