



Woodcote Cottages, Pigeonhouse Yard, Sutton Scotney, Winchester, Hampshire, SO21 3JU



ACCOMMODATION

Superbly presented and modernised three-bedroom home, found in a quiet position off the main roads in Sutton Scotney, just outside of Winchester. This splendid home enjoys a stunning modern kitchen breakfast room with a range of excellent fitted units and a breakfast bar. A door leads through to the spacious sitting room which enjoys double doors opening onto the rear garden beyond. A cloak room completes the ground floor. The first floor features all three bedrooms with the main bedroom enjoying an ensuite bathroom. The further bedrooms are serviced by a well-appointed family bathroom. Outside, the rear garden is an excellent feature of this home being paved, with mature shrubs and plant borders.

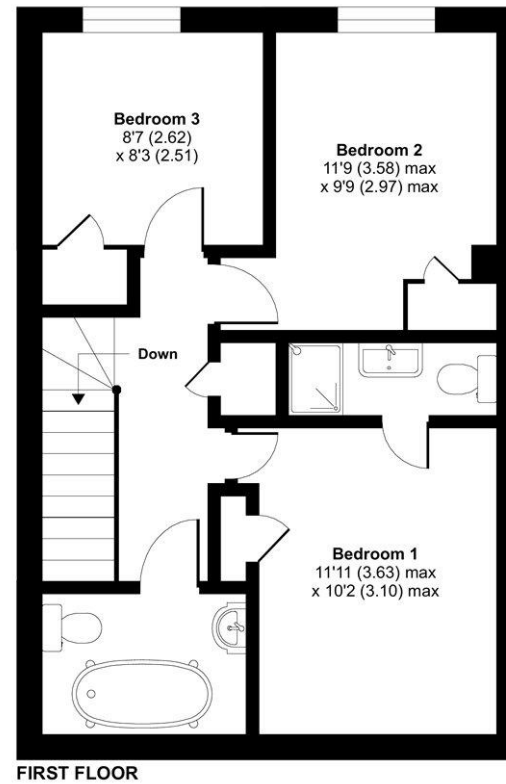
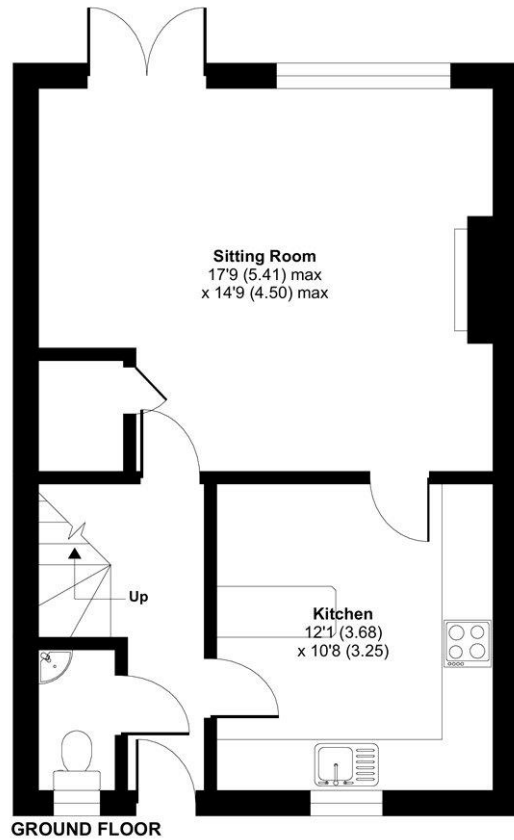
Estate management charge: £59 per month

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate. Oil fired heating



Approximate Area = 980 sq ft / 91 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
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). ©ncheom 2023. Produced for Charters Estate Agents Limited. REF: 966840



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

- Superb three-bedroom terraced home
- Stunning kitchen/breakfast room
- Separate sitting room with doors to garden
- Ensuite to main bedroom
- Family bathroom and ground floor cloakroom
- Parking
- Private rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

£365,000

TENURE

Freehold

Estate Management Charge: £59 per month
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.