





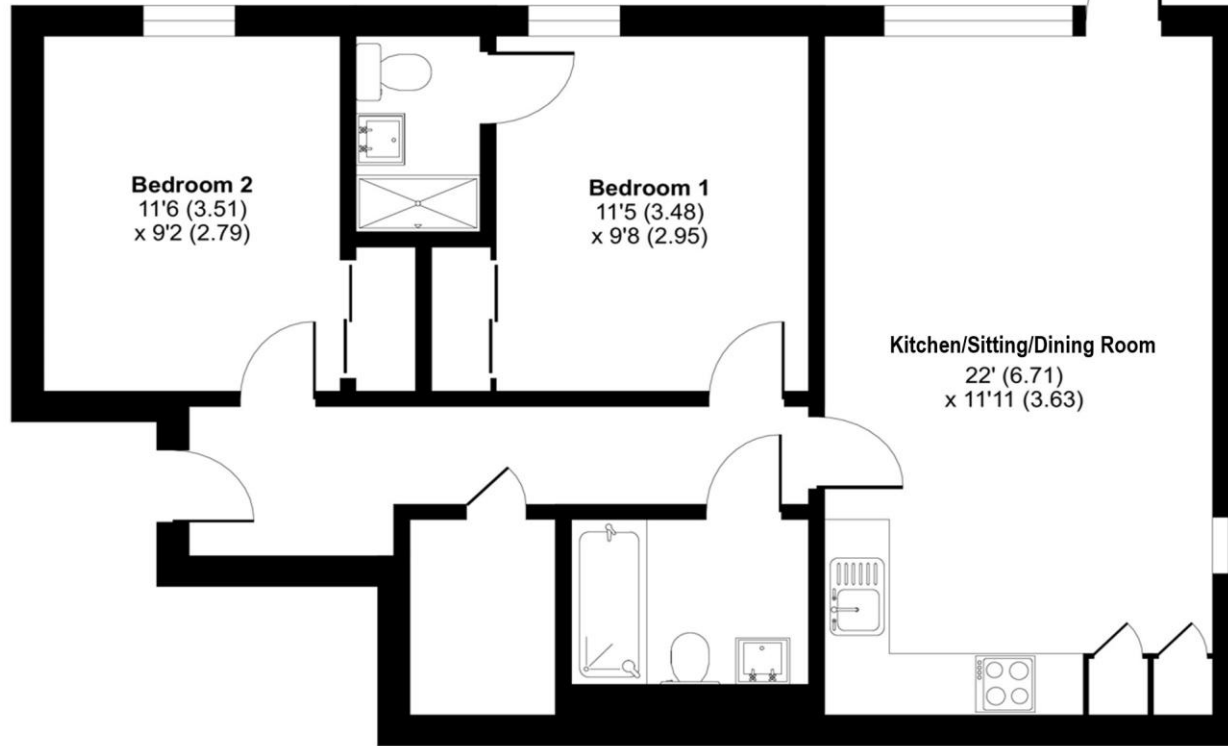
ACCOMMODATION

Well-presented ground floor apartment located in the heart of Sutton Scotney, blending the convenience of easy access to Winchester centre as well as having the charm of a sought-after village setting. Boasting a spacious layout, the apartment comprises two double bedrooms, both benefitting from built in wardrobes, with the principal bedroom boasting a luxurious en-suite shower room. A modern bathroom serves the remaining bedroom. The open plan kitchen/sitting/dining room creates a welcoming environment for dining and entertaining. Direct access to a courtyard area enhances the living experience, providing a delightful space for outdoor relaxation. Additionally, the property benefits from an allocated parking space, ensuring convenience for residents, along with visitor parking for guests. With its attractive development, prime location, and modern amenities, this apartment offers a desirable lifestyle opportunity for discerning buyers seeking both comfort and accessibility.



Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 2024. Produced for Charters Estate Agents Limited. REF: 1093609



SITUATION

Sutton Scotney is a small village north of Winchester and lies alongside the River Dever. The village features a post office/general store, Texaco garage/shop, farm shop, Calcotts (Equestrian and Country Outfitters), doctors' surgery/pharmacy, active village hall and a public house, The Coach & Horses, which dates back to 1762. There is a wealth of recreational facilities with the nearby Gratton playing fields offering a public tennis court and cricket, tennis, shooting and fishing clubs. Also close by is Norton Manor with private members' facilities including a health club and swimming pool. More comprehensive facilities including educational, recreational and shopping, are available either in the cathedral cities of Winchester and Salisbury or Basingstoke. Communications in the area are first class with Bullington Cross providing access to the A303 which links to the M3 and the South West and the A34 to both Newbury and Winchester. Micheldever Station (about 4 miles away) has a mainline station on the Waterloo line enabling access to London Waterloo in approximately 50 minutes. Sporting amenities in the area include riding, walking over the surrounding unspoilt countryside, golf at Winchester, fishing on the Rivers Itchen, Test and Dever, and racing at Newbury and Salisbury. There are excellent preparatory schools in the area including Twyford, Farleigh, Pilgrims and Princes Mead and public schools in Winchester with St Swithuns and Winchester College. There is also a bus link in Stockbridge for Godolphin School in Salisbury. Cheam School is also within easy driving distance at Headley in Berkshire.



SPECIFICATION

- Well-presented ground floor apartment
- Village location
- Large open plan kitchen/sitting/dining room
- Two double bedrooms both with built in wardrobes
- En-suite shower room to principal bedroom
- Modern bathroom with three-piece white suite
- Allocated parking space

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: B

GUIDE PRICE

£299,000

TENURE

Leasehold

Unexpired Years: 119 Years Remaining

Annual Ground Rent: £1,800

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £367.04

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