



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



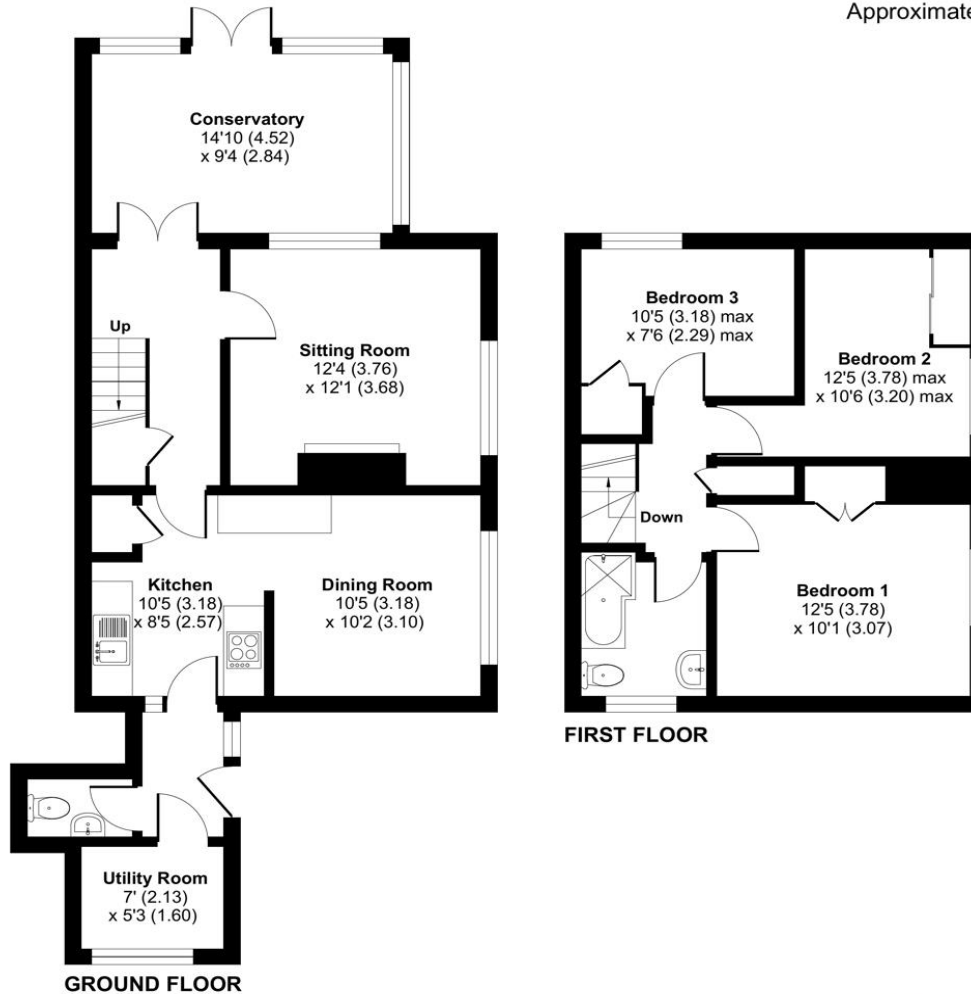
ACCOMMODATION

Nestled in the charming village of Sutton Scotney, Winchester, this three-bedroom end-of-terrace home is a canvas of potential, setting itself apart with a vast garden and the promise of customisable extensions. Unlike others, this home beckons you to create your own haven within its expansive grounds. The ground floor seamlessly caters to a diverse range of buyers, with an entrance hallway having access to the utility space, strategically distancing itself from the kitchen. Ideal for post-walk moments, serving as a practical boot room. The kitchen/diner exudes a social charm, boasting rustic fittings and the potential for further expansion (STPP). The lounge, adorned with a roaring open fire, provides a cosy retreat with garden views. A conservatory adds versatility, whether as a child's playroom, a home office, or a serene spot for afternoon tea. Ascending to the first floor, the home unfolds with three well-proportioned bedrooms, each equipped with fitted wardrobes - a perfect setting for a growing family. The family bathroom, featuring a 'P' shaped bath and white suite, caters to their needs. The pièce de résistance is the expansive garden enveloping the home, a rare gem in the area. With a sizable decked area for entertaining, outdoor sheds, and ample space for cultivating your own vegetables or even keeping chickens, this property beckons you to embrace a lifestyle of endless possibilities.



Approximate Area = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



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: 1056914



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. Nearby Winchester has many famous attractions and amenities.



SPECIFICATION

- Three-bedroom end-of-terrace home
- Epitomising Country living whilst being near amenities
- Large garden
- Versatile living
- Allocated parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

Offers IEO £400,000

TENURE

Freehold

AGENT NOTES

Oil-Fired Central Heating

Estate Management Charge: £1,500 per annum

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