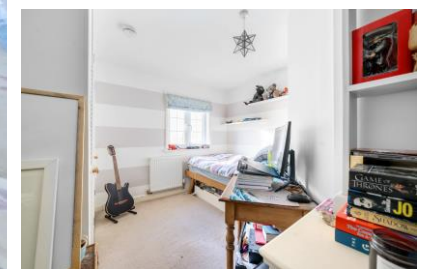




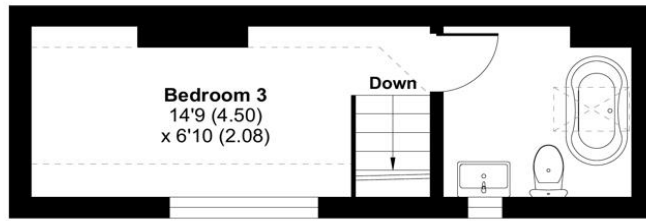
Park View, Bishop's Sutton, Alresford, Hampshire, SO24 0AJ



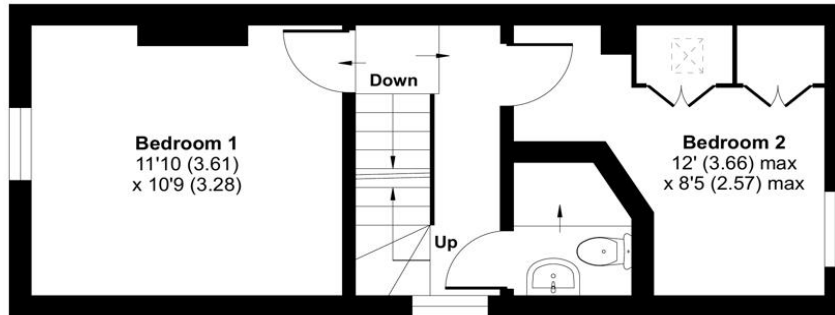


## ACCOMMODATION

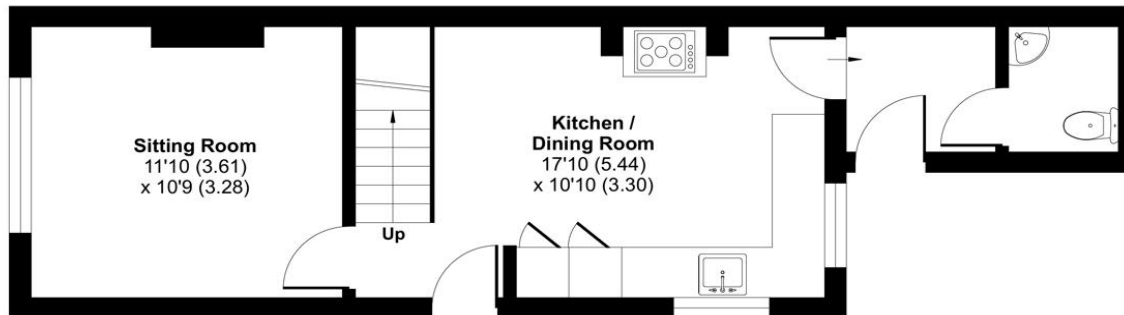
This enchanting and surprisingly spacious period home is ideally nestled in the heart of the sought-after village of Bishop Sutton. The front door introduces you to a well-appointed kitchen/dining room designed in a farmhouse style that beautifully complements the property's character. This space serves as the warm and inviting heart of the home. Adjacent to the kitchen, a practical boot room provides access to the rear garden, and further along, there is a convenient downstairs cloakroom. Upon entering, to the left, you'll discover a substantial sitting room, featuring a wood burner that adds an attractive focal point, creating a cosy ambience. The first floor reveals two well-proportioned bedrooms, serviced by a tastefully appointed shower room. Ascending to the top floor, you'll find an additional bedroom and a supplementary bathroom, providing versatility and convenience. The private enclosed rear garden is thoughtfully tiered, featuring a deked area at the rear of the home and steps leading up to the main garden. The main garden is predominantly laid to lawn and enclosed with mature borders, creating a tranquil outdoor space. This residence seamlessly blends classic charm with modern comfort, offering a delightful and welcoming haven in a highly desirable location.



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**

Approximate Area = 835 sq ft / 77.6 sq m  
 Limited Use Area(s) = 31 sq ft / 2.9 sq m  
 Total = 866 sq ft / 80.5 sq m  
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(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	



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: 1075023



## SITUATION

Voted 'Hampshire Village of the Year' in 2011 Bishops Sutton has a 12th century Norman church, a public house and an active village hall. Bishops Sutton is also within walking distance of local open fields and the watercress beds fed by the River Arle. Nearby, within just one mile, sits the beautiful Georgian market town of Alresford with its plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops retail such items as antiques, gifts, food, and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants.





#### **SPECIFICATION**

- Character property
- Versatile living accommodation
- Sought after village location
- Three bedrooms
- Separate bathroom & shower room
- Downstairs cloakroom
- Period features

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: C

#### **ASKING PRICE**

£425,000

#### **TENURE**

Freehold

#### **AGENT NOTES**

Private drainage, awaiting Environmental Agency Compliance Certificate.  
Neighbours have a right of way through the main gate.