







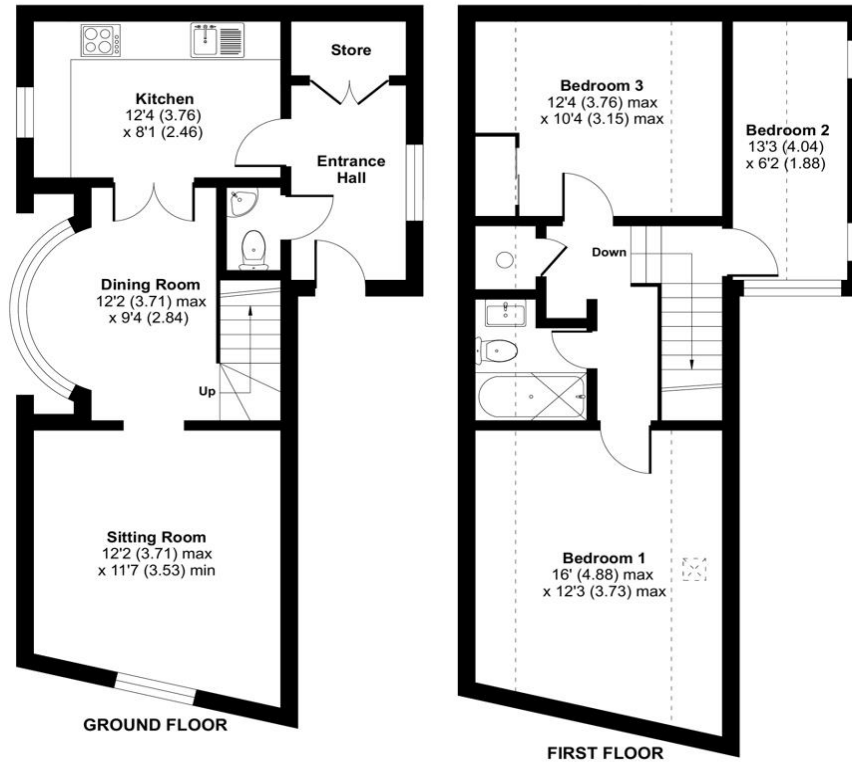
## ACCOMMODATION

This charming and delightful three-bedroom property is nestled in the heart of the popular village of Bishop's Sutton, conveniently located near the attractive market town of Alresford. Brimming with character and charm throughout, this home offers a warm and comfortable atmosphere that is sure to appeal to those seeking a blend of traditional and modern living. The house is accessed through an attractive archway, leading into an entrance hall with a practical storage cupboard and guest cloakroom. The modern, well-appointed kitchen features a front-facing window and a range of wall and base units with complementing work surfaces. Double doors open into the spacious dining room, which boasts an attractive feature bow window. A wide opening between the sitting room and dining room creates a contemporary open-plan feel on the ground floor. Upstairs, you'll find two generously sized double bedrooms and a large single bedroom, together with the family bathroom which provides comfort and convenience for the whole family. The upper floor is bathed in natural light, thanks to large Velux skylight windows. Externally there is a private enclosed rear garden.

Agents note: There is a septic tank that is shared with neighbours and is serviced twice a year at a cost of £140 p.a. Located by the Barn. The barn upkeep the septic tank and cost is shared by 3 homes in the courtyard.



Approximate Area = 824 sq ft / 76.5 sq m  
 Limited Use Area(s) = 180 sq ft / 16.7 sq m  
 Total = 1004 sq ft / 93.2 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		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	4	
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). © nrichecom 2024. Produced for Charters Estate Agents Limited. REF: 1167369



Scan the QR code to find out more information about this property.

## SITUATION

Voted 'Hampshire Village of the Year' in 2011 Bishop's Sutton has a 12th century Norman church, a public house and village hall. Bishop's Sutton is within walking distance of local open fields and watercress beds fed by the River Arle. Alresford itself exudes the timeless charm of a Georgian town, boasting a collection of picturesque, colour-washed houses that enchant visitors at every turn. Renowned not only for its scenic beauty but also for its diverse shopping experiences, Alresford offers a delightful array of options catering to various needs and tastes. From traditional establishments such as butchers, fishmongers, greengrocers, and wine merchants to modern conveniences like two well-stocked convenience stores, the town ensures residents and visitors alike can easily procure essential items. Moreover, Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as pharmacies, and various other outlets, ensuring convenience is always within reach.





### **SPECIFICATION**

- Charming character property with a host of period features
- Sought after village location
- Three bedrooms
- Lovely open-plan ground floor layout
- Modern fitted kitchen
- Downstairs cloakroom
- Enclosed, private rear garden



### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band D

**ASKING PRICE £375,000**

### **TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Old Post Office, 17 West Street, Alresford, Hampshire, SO24 9AB  
alresford@chartersestateagents.co.uk