

A two-story white brick house with a blue door and a large tree in the garden. The house has a chimney and a stone wall in the foreground. The garden is lush with green plants and flowers. The sky is blue with some clouds.

THE
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BISHOPS SUTTON
Alresford, Hampshire

The Old Forge, Bishops Sutton, Alresford, Hampshire, SO24 0AB

A charming three-bedroom, end of terrace cottage situated in the village of Bishops Sutton on the edge of Alresford.



Mileages (approximate)

Alresford -1.8 miles

Alton – 10 miles

Winchester – 10 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Sitting Room

Dining Room

Kitchen

Utility

Cloakroom

First Floor

Three Bedrooms

Family Bathroom

Description

This attractive property boasts many character features with accommodation on the ground floor to include both sitting and dining rooms with wood burning stoves, the latter also with French doors to the garden.

There is a well-equipped kitchen with a range cooker and a separate utility with cloakroom.



The first floor comprises of three good sized bedrooms along with a family bathroom with bath and separate shower.

Outside

To the front of the property is an enclosed terrace with garden store whilst to the rear is the private south facing garden which is of a good size and landscaped to include an attractive sun terrace which is immediately adjacent to the house.

Steps lead to established areas of lawn, which are elevated and dissected into two tiers with mature beds and borders.

Situation

Bishops Sutton is a pretty, rural village which is just east (approx. 1.8 miles) of the market town of Alresford.

There is a good community with a public house, village hall and a 12th century Norman church (St Nicholas).

Within walking distance of the cottage are ample walks crossing open fields next to the River Alre, a tributary of the Itchen.

Nearby Alresford provides further amenities with boutique shops, restaurants, and pubs. Further afield Winchester, Alton, Basingstoke, and Guildford are all within an

easy drive. Road and rail connections are excellent from the property with access to the M3 at Winchester and Basingstoke or the A31 which links to the A3 and M25. The nearest mainline rail stations are at Alton and Winchester which link to London Waterloo (72 mins and 60 mins respectively). Southampton Airport is also 22 miles away.

Services: Main's electricity and water. Private drainage and calor gas central heating

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

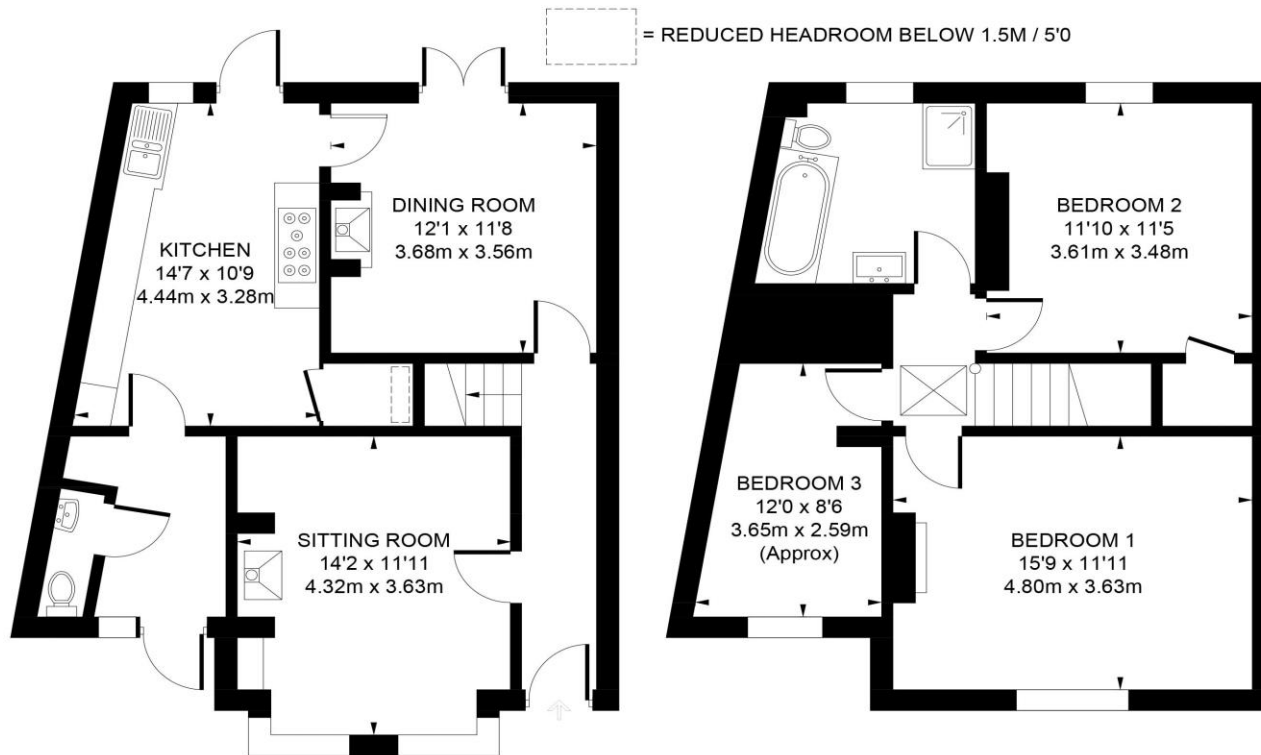
Viewing: Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





Very energy efficient - lower running costs		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT
(58 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT
(55.6 SQ.M)

TOTAL APPROX. FLOOR AREA 1222 SQ.FT (113.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 834719)



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