


Hellards



At home in Bishops Sutton

North Lodge, Bishops Sutton Road

BISHOPS SUTTON, ALRESFORD, HAMPSHIRE, SO24 0AN

Asking Price £795,000

- Unique Conversion of a Former School
- High Ceilings, Wood-Burning Stove
- Open-Plan Kitchen/Dining Room
- Four Bedrooms and Two Bathrooms
- Intercom Security System
- Garden, Garage and Parking
- No Onward Chain

One of five unique properties within a former Victorian school building, located in the centre of the village of Bishops Sutton. North Lodge is beautifully presented and has a large amount of versatile accommodation, suited to modern lifestyles. The house retains many character features including generously proportioned rooms with high ceilings, sash windows, a wood-burning stove. There is a delightful roof terrace, a small courtyard off the kitchen, and a lovely lawned garden accessed from the sitting room.

The Gothic style front door opens to the entrance hall, which has natural slate flooring, with a cloakroom and stairs to the first floor. A door opens to the open-plan kitchen/dining room, featuring a range of fitted kitchen units with worktops, a central island unit, fired earth tiled flooring and a dining area. Double doors lead through to the comfortable sitting room, which has a wood-burning stove and French doors to the garden.





Stairs from the entrance hall lead up to a landing, where there is an airing cupboard housing the hot water tank. The main bedroom has an alcove storage, a further large wardrobe and an ensuite shower room. The second bedroom is a double room with built-in storage. There is a third bedroom off the landing and a bathroom with a skylight. Stairs lead up to a fourth bedroom/studio, which has Velux windows a sink plumbed in and steps up to a private, south-facing roof terrace.

Outside, there is a lovely lawned garden with a garden shed and gates to the front of the house, where there is a garage and parking for one car in front of the property; there is also another allocated parking space separately.

The village of Bishops Sutton is located just 1.5 miles from the beautiful market town of Alresford with its varied mix of independent shops and businesses. There is a bus service from Bishops Sutton to Alresford, Winchester, Alton and Petersfield. The village is surrounded by lovely Hampshire countryside with a good variety of walks in all directions. There is an active community in the village centred around the village hall and local pub.

SERVICES

Mains water and electricity connected. Oil fired central heating and private drainage system.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band F

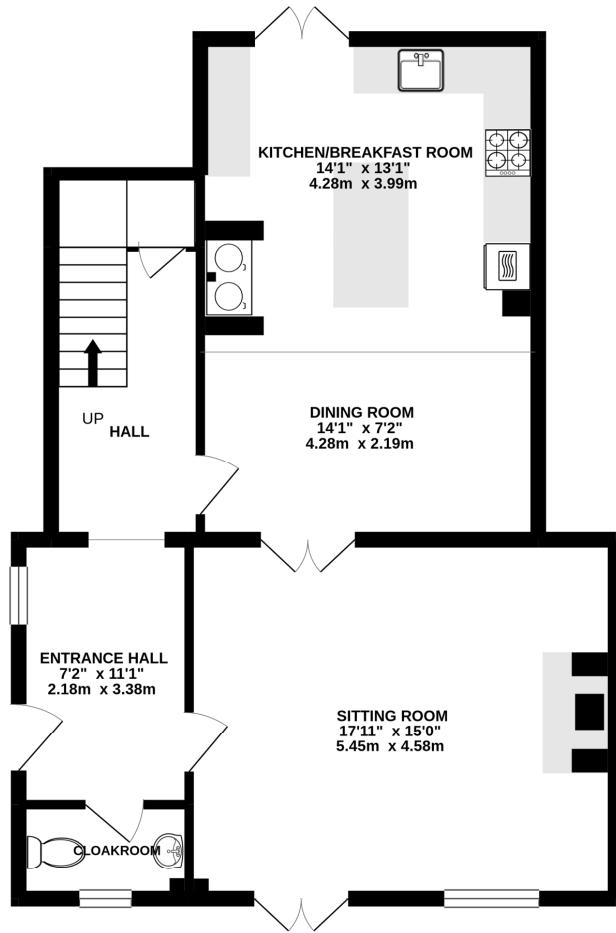
DIRECTIONS

From the centre of Alresford, proceed along East Street out of the town. On reaching the village of Bishops Sutton, continue past The Ship Inn and Village Hall. North Lodge will be found after a short distance on the right hand side. Parking is recommended in the Village Hall car park.

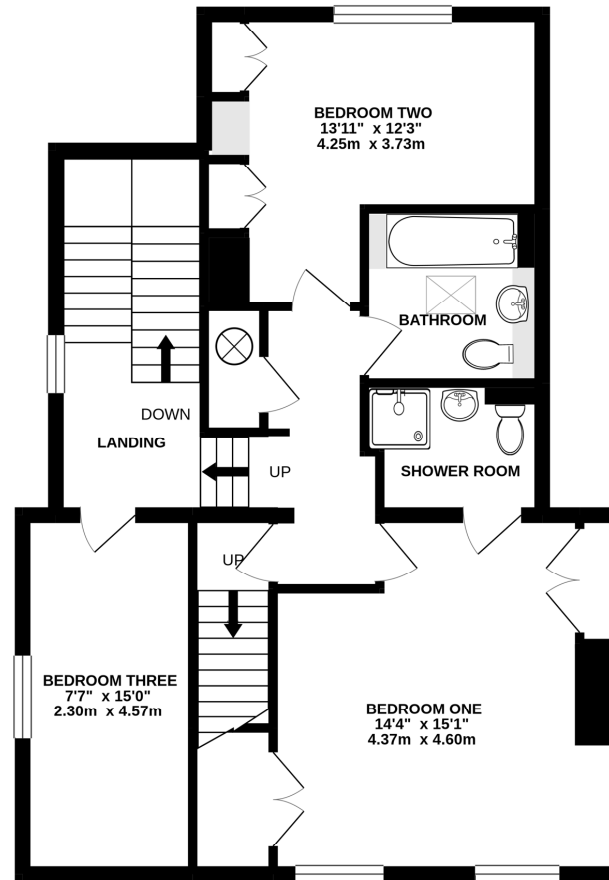




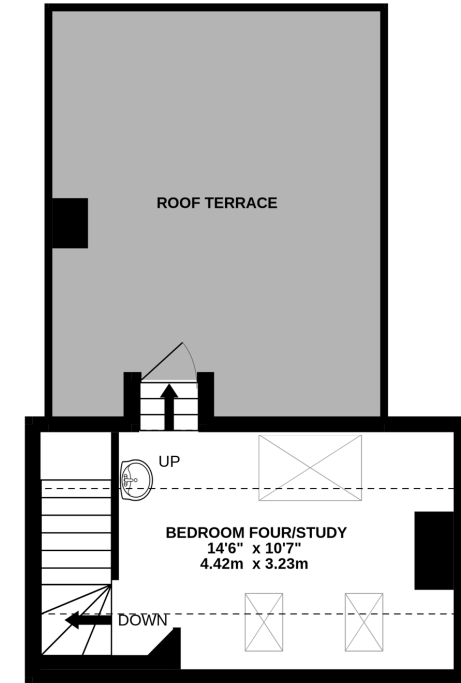
GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.

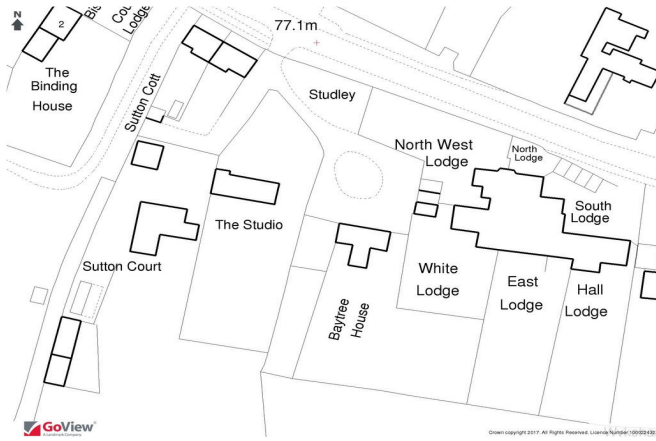


TOTAL FLOOR AREA : 1692 sq.ft. (157.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	77
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	69
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

