



*At home in Bishops Sutton*



# Rookery Cottage

BISHOPS SUTTON, HAMPSHIRE, SO24 0AL

**Guide Price £750,000**

- Central Village Location
- Master Bedroom with En Suite Shower Room
- Three Further Bedrooms and Family Bathroom
- Separate Kitchen, Sitting Room, Dining Room and Study
- Mature and Established Cottage Garden
- Double Garage and additional Parking Space

A pretty house in the centre of this popular village, close to the market town of Alresford. Built in 1996, Rookery Cottage offers all the home comforts expected in a modern property. There is an attractive, secluded garden, parking space and double garage to the rear, and the property is offered for sale with the benefit of no onward chain.

The cottage is approached via a wrought iron gate, with a footpath leading to the front door. Enter the property through the front door and into the spacious entrance hall, where a door on the left opens to the sitting room with a gas coal-effect fireplace and French doors leading out to the garden. Off the entrance hall, there is a cloakroom, a study/family room on the right, and a dining room with ample space for a table and chairs. The dining room leads into the kitchen, which is beautifully finished with white cottage styled cabinets, and a combination of granite and wooden worktops, and integrated appliances including a dishwasher, double cooker, electric hob and fridge/freezer. A small conservatory is off the kitchen and has a door opening to the garden.







Upstairs there are four bedrooms, three of which are comfortable double rooms, all having built-in wardrobes. The main bedroom has an en-suite shower room, with the three other bedrooms being serviced by the family bathroom.

Outside, there is an attractive front garden, with a gate to the side of the house leading to a secluded rear garden, which has a paved seating terrace, a lawn, flower and shrub borders. A path leads to the double garage, which has an up-and-over door.

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.

### **PLANNING PERMISSION**

Planning permission was granted for a single storey rear extension in 4th May 2023. Planning ref: 23/00502/HOU

### **LOCAL AUTHORITY INFORMATION**

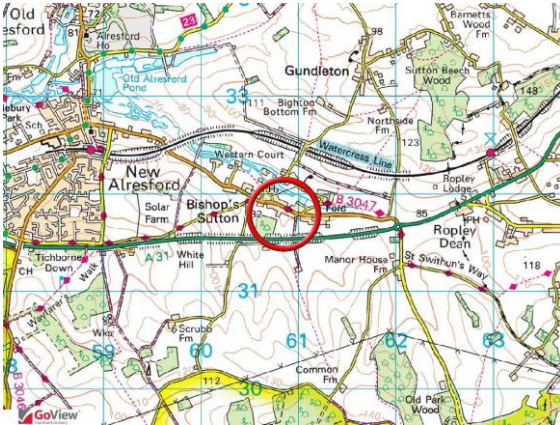
Winchester City Council  
Council Tax Band: F

### **DIRECTIONS**

From our office in the centre of Alresford, proceed out of the town along East Street. Follow the road in the direction of Bishops Sutton. Enter the village and Rookery Cottage will be found about 300 yards after the Village Hall on the left hand side.



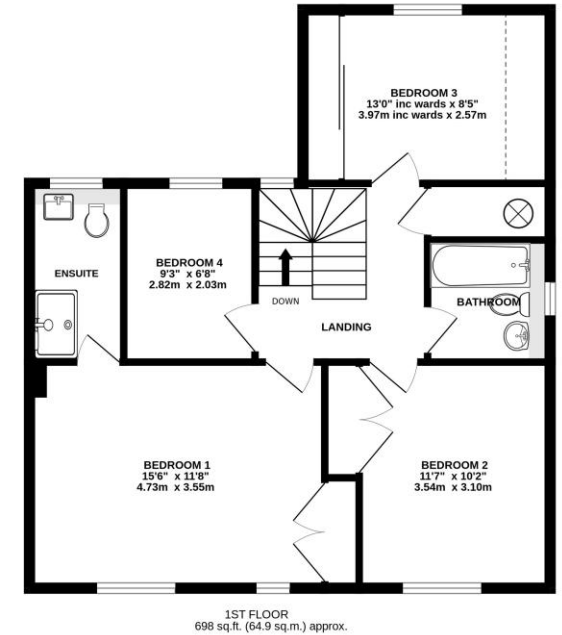
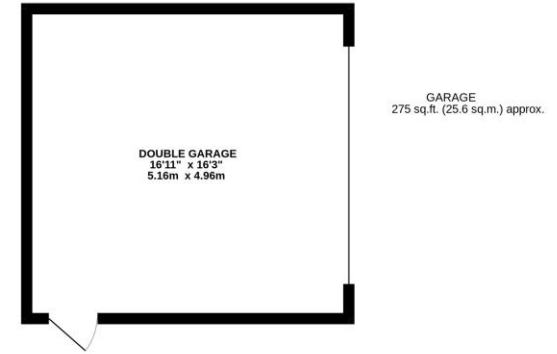
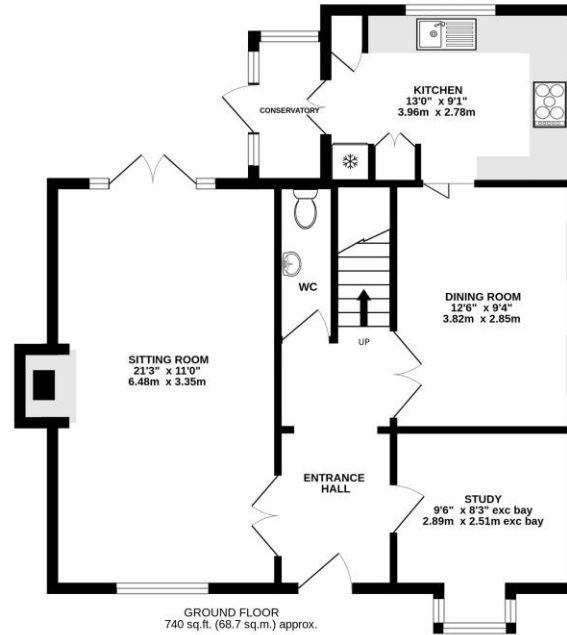




TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.

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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

