



2 The Avenue Winchester Hill, Sutton Scotney, Winchester,
SO21 3JN
Offers In Excess Of £500,000



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PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market a beautifully modernised character cottage situated in the rural fringes of the popular village of Sutton Scotney. The accommodation comprises an entrance hall leading to the living room which features a stunning open fireplace and exposed beams and doors leading to the garden. There is a modern fitted kitchen diner with aesthetically pleasing tiled floors as well as a convenient utility room and cloakroom completing the downstairs. upstairs, there is a master bedroom benefitting from a sizable en suite bathroom, two further bedrooms and a three piece suite shower room. Outside, the garden benefits from a wonderful South Westerly aspect, which makes the most of the afternoon and evening sunshine. To the front there is a private driveway as well as additional allocated parking.






Sutton Scotney is a small village, north of Winchester and lies alongside the River Dever. The village has local shops and a pub, The Coach & Horses which dates back to 1762. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful Water Meadows. There is network of footpaths and bridleways for walking and riding in the surrounding countryside. Connections are excellent as Micheldever Railway Station, the A34, M3 and M27 area within easy reach.

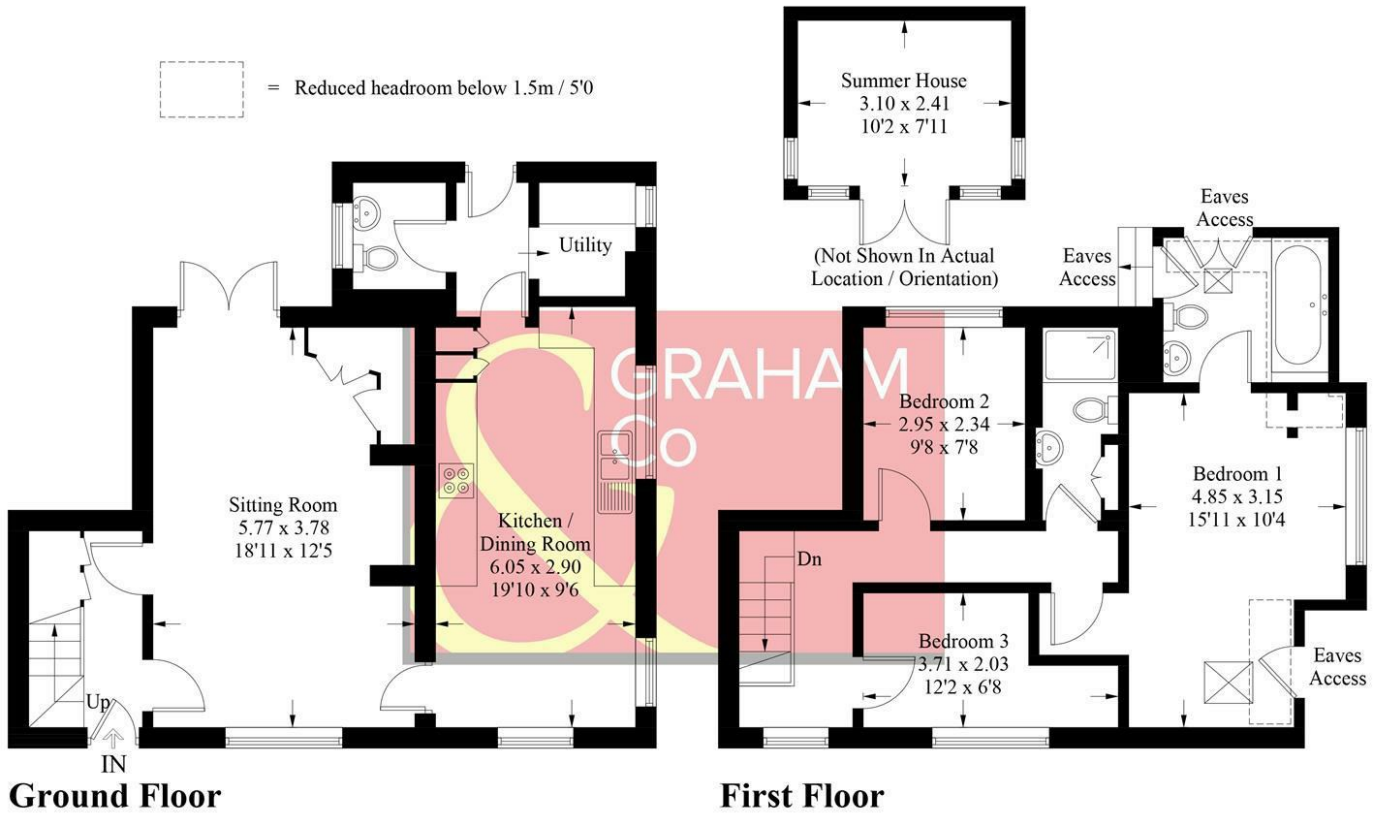


The Avenue, SO21

Approximate Gross Internal Area = 102.0 sq m / 1098 sq ft
 Outbuilding = 7.4 sq m / 80 sq ft
 Total = 109.4 sq m / 1178 sq ft



 = Reduced headroom below 1.5m / 5'0



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1104924)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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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.

