



2 The Avenue Winchester Hill, Sutton Scotney, Winchester,
SO21 3JN
Guide Price £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.

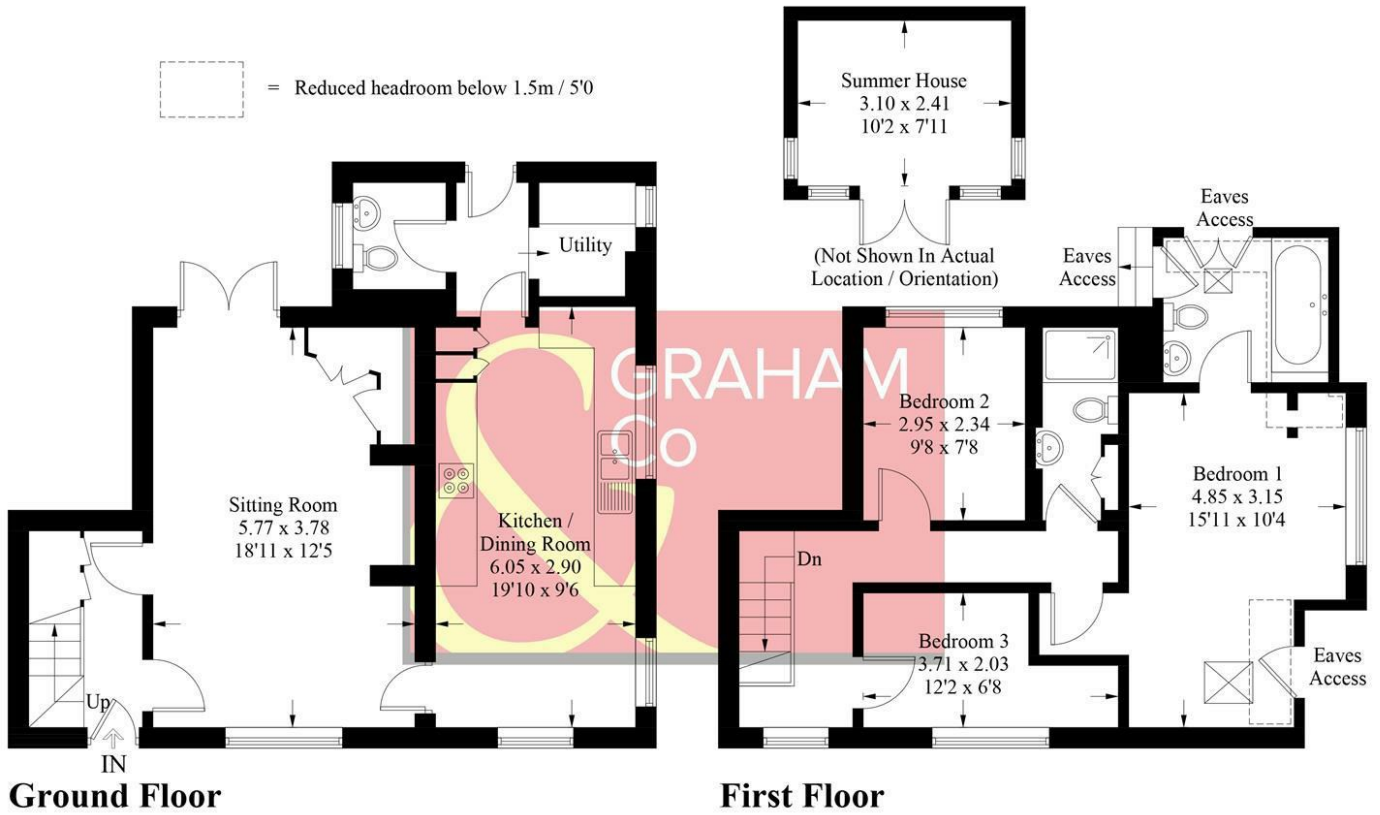


The Avenue, SO21

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"



Ground Floor

First Floor

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)

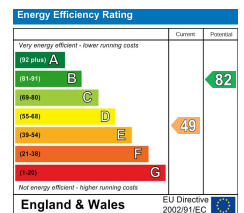
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