



1 The Avenue Winchester Hill, Sutton Scotney, Winchester,
SO21 3JN
Asking Price £525,000



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PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, Graham & Co are delighted to offer to the market, this charming cottage situated in the heart of Sutton Scotney.

A sympathetic blend of traditional features and modern interiors, the accommodation comprises; utility/boot room which serves as the primary entrance, a warm and cosy living room with feature fireplace and exposed beams, kitchen/diner with doors leading to the garden and a cloakroom completing the downstairs. Upstairs there is a master bedroom benefitting from en suite facilities, two further bedrooms and a family bathroom.

Outside the garden is predominately laid to lawn but also benefits from patio, summer house, potting shed and side rear access, all along with a south westerly aspect. To the front there is a private driveway providing ample off street parking for several vehicles.



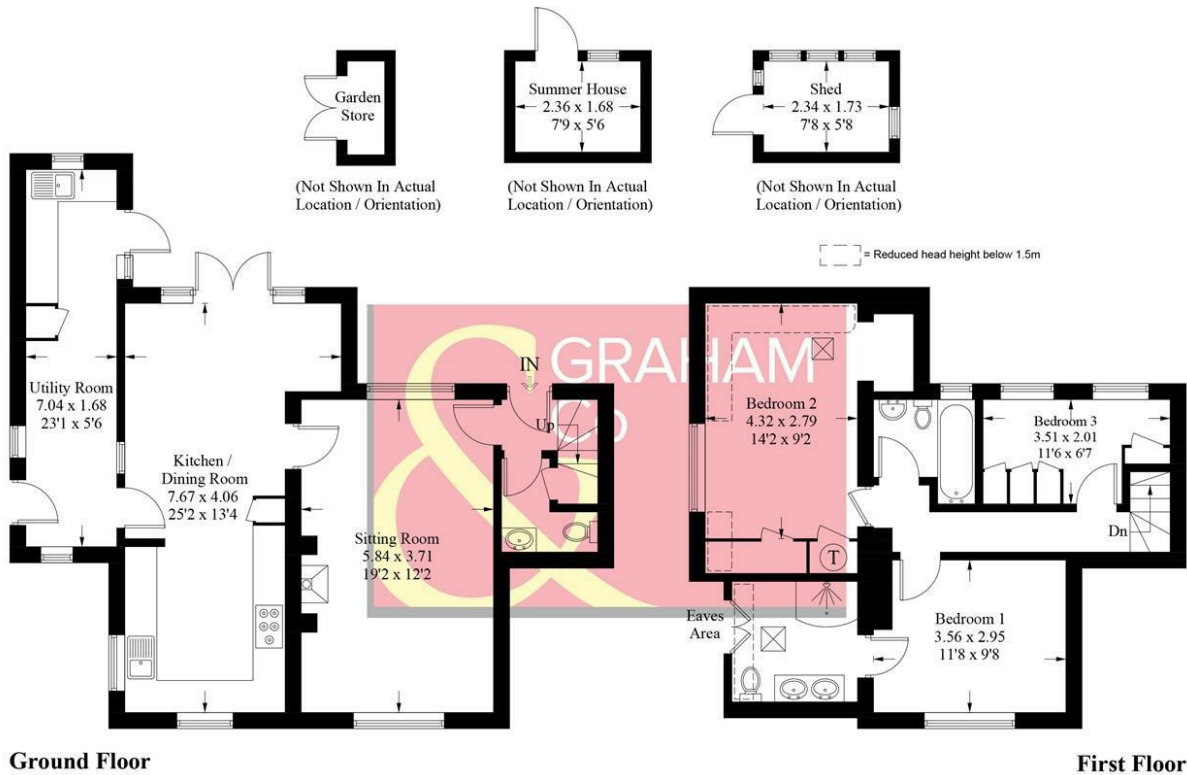


Sutton Scotney is a small village, north of Winchester and lies alongside the River Dever. The village has local shops and a pub, The Coach & Horses which dates back to 1762. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful 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.



Winchester Hill, SO21

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft
 Outbuildings = 9.2 sq m / 99 sq ft
 Total = 125.7 sq m / 1353 sq ft



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 (ID1127242)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

