



4 Sutton Park Road, Sutton Scotney, Winchester, SO21 3GZ  
Asking Price £475,000





## 4 Sutton Park Road, Sutton Scotney Winchester, Asking Price £475,000

### PROPERTY DESCRIPTION BY Mr Nick King

Sold with no onward chain, this modern three-bedroom family home is presented in excellent order throughout and benefits from a southerly facing garden.

Located close to local shops, amenities and on the fringe of rolling countryside, Sutton Scotney is a pretty village, providing easy access into Winchester city centre, Stockbridge, Basingstoke, Andover and Newbury via the A34 and M3.

The accommodation comprises; welcoming hallway with cloakroom and storage cupboard, kitchen, living/dining room, three bedrooms, with ensuite facilities to the principal bedroom and further family bathroom.

Access to the garden is provided from the living room along with an external side gate with the garden predominantly laid to lawn, along with a patio area and mature shrub borders.

A driveway to the front provides parking, along with access to the garage.







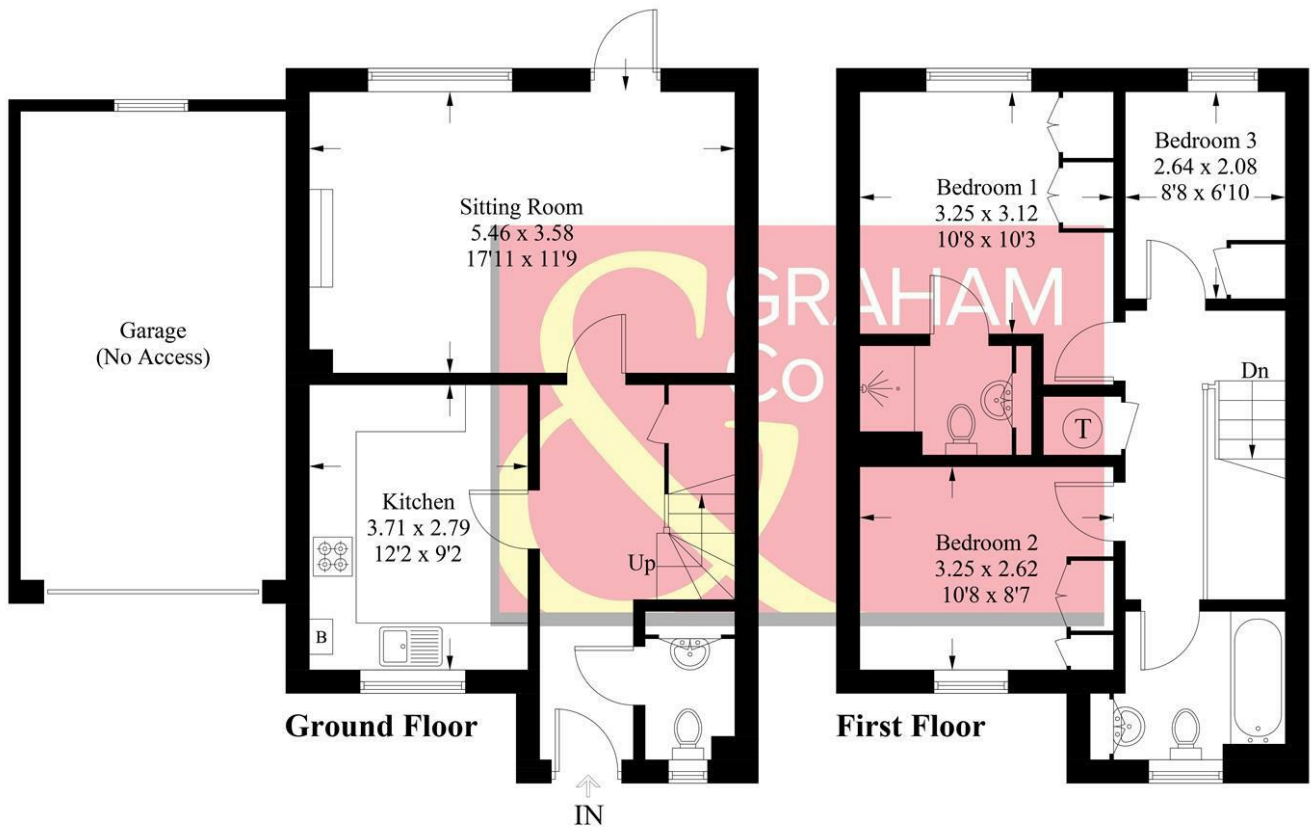
Sutton Scotney is a small village, north of Winchester and lies alongside the River Dever. The village has local shops and a pub, The Coach & Horses which dates back to 1762. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful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





## Sutton Park Road, SO21

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft  
(Excluding Garage)



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 (ID1209354)

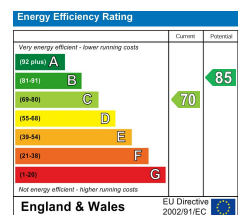
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