



13 Gratton Close, Sutton Scotney, Winchester, SO21 3LG
Asking Price £435,000



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PROPERTY DESCRIPTION BY Mr Nick King

This three bedroom semi detached home, in the heart of Sutton Scotney is offered for sale with no onward chain.

On the ground floor the accommodation comprises of an entrance porch, living room, kitchen, dining room and utility room with w/c.

Upstairs there are three bedrooms and a family bathroom.

Outside there is ample parking on a private drive for 3-4 vehicles, along with a garage. Large gardens front and rear garden provide great flexibility and potential, with the rear garden having direct access to Gratton recreation ground.



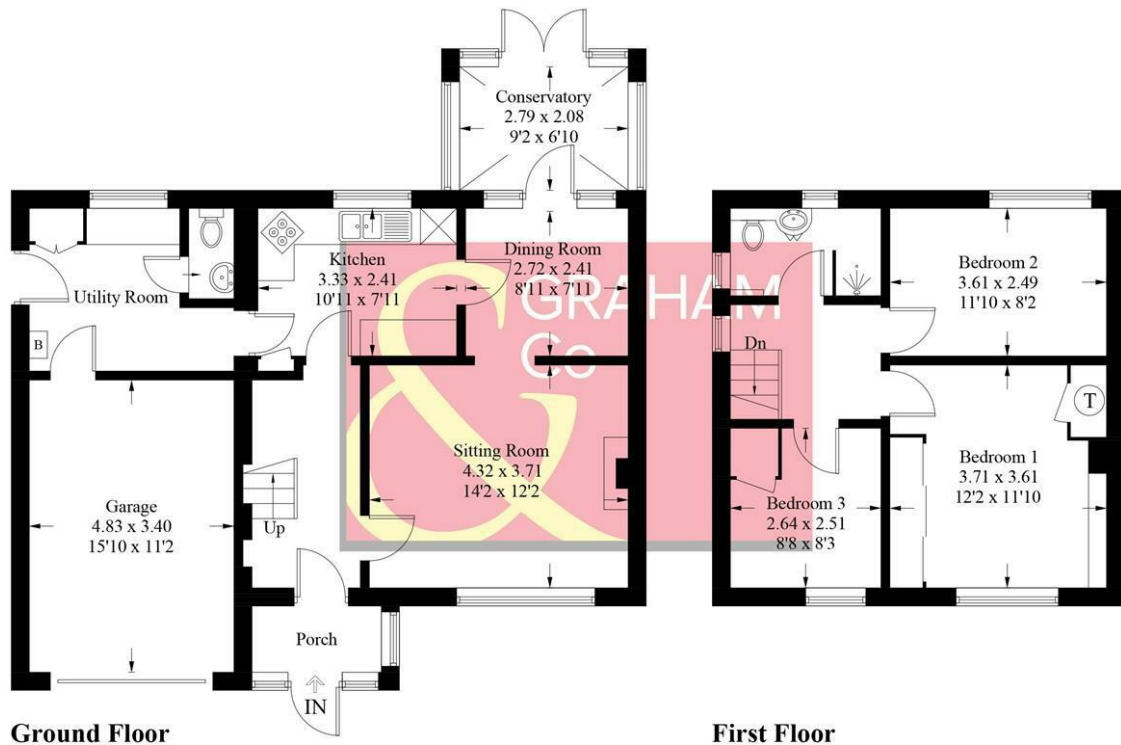


Sutton Scotney is a small village, north of Winchester and lies alongside the River Dever. The village has local shops and a pub, The Coach & Horses which dates back to 1762. There is a range of shops, fine restaurants and contemporary bars in Winchester as well as the famous Cathedral and beautiful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



Gratton Close, SO21

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft
(Including 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 (ID1222738)

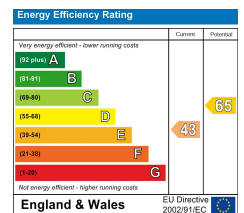
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