



*Toby Gullick*

INDEPENDENT PROPERTY SPECIALIST

# WAYSIDE COTTAGE | SUTTON SCOTNEY | WINCHETSER

Guide Price £625,000

4 1 2



# Characterful and Charming

Wayside Cottage, Characterful and Charming, this delightful four bedroom detached cottage exudes beautiful period features and is located in the heart of the desirable village of Sutton Scotney. It has been extended to maximise the floor plan and provides well designed room space, boasting over 1500 Sq ft. It is believed to have been built in the 1600s and is constructed with limestone walls and retains many alluring characteristics.

Wayside provides a welcoming entrance with a large porch area that can serve as a useful boot room, this leads to an appealing, spacious bright open plan sitting / dining / family area with a central double sided open fireplace with exposed brick work, beamed ceilings which accentuates and enhances the character of the rooms. Ideal space for entertaining and modern day family living. A country style kitchen with stone tiled flooring which offers an array of wall and base units with a breakfast bar, a lovely light filled room with French doors opening onto the garden. A practical separate utility which benefits from a water softener and further storage, also accessed from the utility is a cloakroom. A study/bedroom 4 is located to the front of the property.

The first floor continues to please with an attractive landing area that offers access to a large, elegant family bathroom with a corner bath, ornate wash basin, low level wc and a double shower. Three double bedrooms completes the first floor accommodation.

## OUTSIDE

The cottage offers off road parking for numerous cars at the front, whilst the rear enclosed, secluded garden offers a pretty patio area, ideal for relaxation and outdoor entertaining. The lovely, generous garden is mainly laid to lawn with a gate to the rear. A functional wood store and a wood constructed shed completes the rear of the property.

## LOCATION

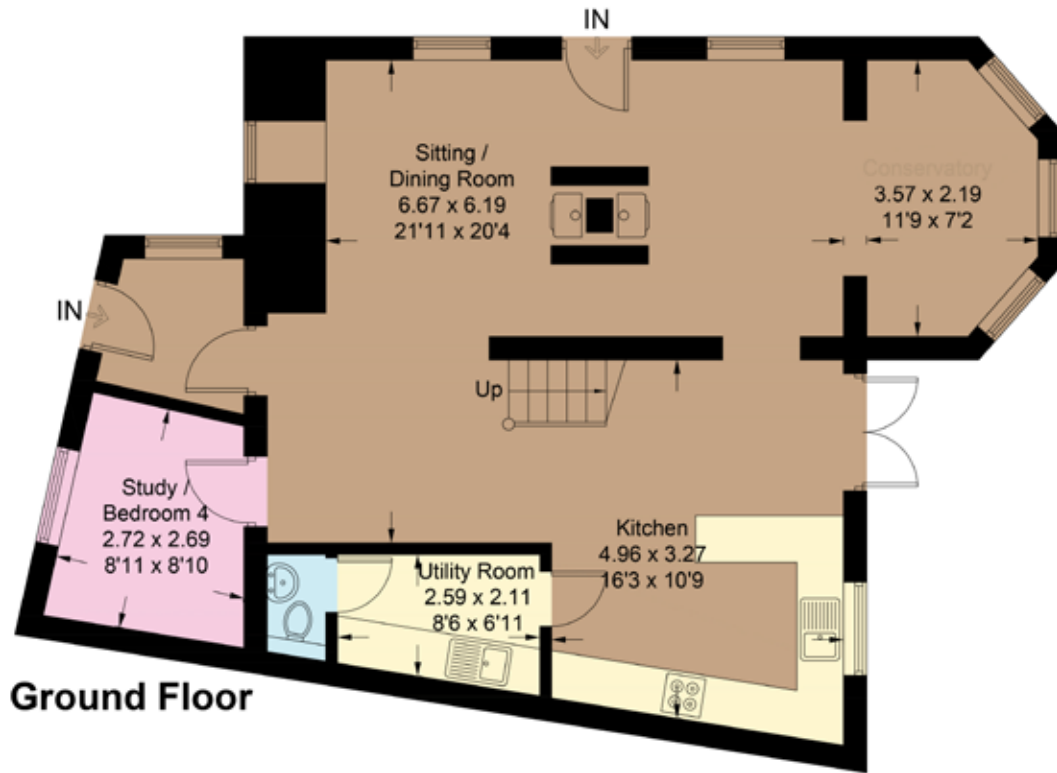
Wayside is well positioned in the centre of the idyllic village of Sutton Scotney with a warm, supportive community presence, perfect for accessing the good range of amenities, including a local shop ( Dever Stores) which offers fresh bread and varied local produce. A popular public house( Coach and Horses) Doctors' surgery and a village hall. Wonston, a nearby sought after village has the award - winning Wonston Arms public house which is a thriving local pub and a parish church, surrounded by beautiful countryside. The village lies on the river Dever, which is a tributary of the River Test. The Cathedral City of Winchester, with its extensive range of educational, recreational and retail facilities, is within easy reach. It is perfectly located for access on to the A34, the A303 and the M3, with London and Oxford to the north and links to the south coast, Southampton International Airport and the west country. Micheldever Station, just 4 miles away, offers direct services to London Waterloo (55 minutes).

## KEY INFORMATION

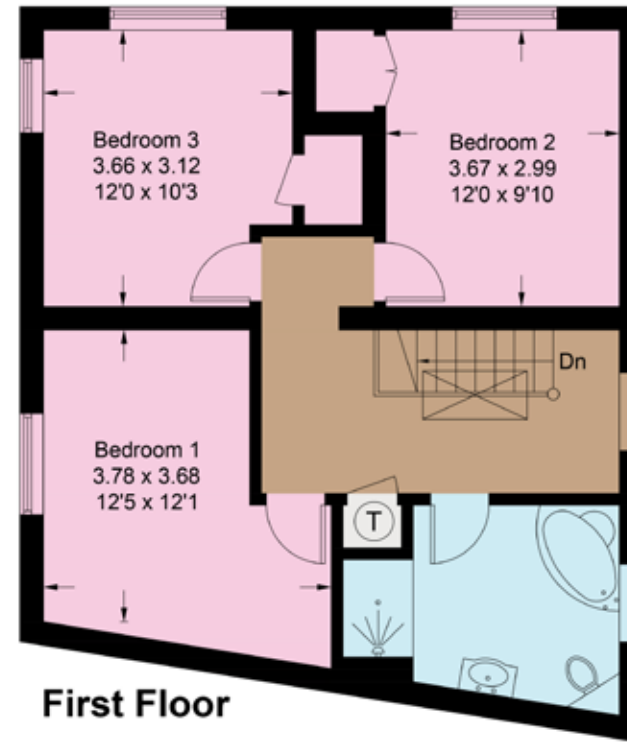
- Charming Detached Period Cottage
- Boasts 1500 Sq ft
- Large Open- Plan Living/Dining Area
- Four Bedrooms
- Large Family Bathroom
- Exudes Period Features
- No Forward Chain
- Dual Aspect Wood burner
- Off Road Parking
- Sought After Location



Approximate Gross Internal Floor Area 140.1sq m / 1508 sq ft



Ground Floor



First Floor

- Bathroom / En Suite
- Bedroom
- Kitchen
- Reception Room
- Other Areas

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1080386)

PROPERTY INFORMATION

Tenure – Freehold  
 Local Authority – Winchester City Council  
 Council Tax- Band D  
 EPC – Rated E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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