



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Sutton Scotney, Winchester, SO21

Guide Price £625,000

3 2 2



AN EXCLUSIVE ONE OFF ARCHITECTURALLY DESIGNED DESIRABLE DETACHED COTTAGE IN THE IDYLIC VILLAGE OF SUTTON

SCOTNEY Bridge Cottage, Impressive and Inviting , perfectly positioned in the picturesque village of Sutton Scotney, situated on a generously sized plot with the property sitting centrally , this unique, well designed cottage style home offers the perfect blend of charm, elegance, and modern eco-friendly living. This wonderful property was built in 2016 to a high specification and provides spacious accommodation beautifully arranged over two floors and overall boasts 1591 Sq ft. This exciting property boasts potential and opportunity to extend and has had previous planning approval which has now expired for a single storey side extension to incorporate an additional bedroom and ensuite. **GROUND FLOOR** A welcoming light-filled hallway sets the tone for this exceptional home, leading gracefully into the main living areas and enhancing the sense of space and brightness throughout.

A light-filled sitting room with patio doors opens onto a charming, enclosed courtyard retreat, perfect for morning coffee or quiet relaxation. A well-planned utility room provides a practical hub for laundry and cleaning essentials whilst maintaining the elegance of the main living areas and offers rear side access.

At the heart of the home lies a stunning and luxurious kitchen-diner, bathed in natural light, featuring an impressive array of handsome cabinetry, integrated appliances, and a lavish quartz-topped island, worksurfaces and an exquisite lime stone flooring, perfect for hosting friends and family in style. For more formal occasions, a separate dining area offers an elegant setting for family meals and entertaining, while maintaining a natural flow from the kitchen. Triple bi-fold doors open onto a splendid and spacious conservatory, creating a seamless indoor-outdoor connection to the private, secluded garden, where manicured lawns and ornate shrub and flower borders provide an appealing backdrop.

The versatile downstairs bedroom 3/study is ideal for guests or those seeking lateral living, complemented by a stylish shower/wet room with WC. **FIRST FLOOR**Upstairs, continues to impress with two generously sized bedrooms which continue the home's sense of space and luxury, each enhanced by wall-length fitted wardrobes, providing exceptional storage and style, served by a contemporary, well-appointed bathroom that enhances comfort and convenience.





Wonston Road, Sutton Scotney, Winchester, SO21

Approximate Area = 1339 sq ft / 124.3 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Outbuilding = 221 sq ft / 20.5 sq m
Total = 1591 sq ft / 147.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richwcom 2025. Produced for Toby Gullick Independent Family Estate Agents. REF: 1303070

- An Impressive And Inviting Detached Cottage
- Three Double Bedrooms
- Stunning Open Plan Kitchen/ Diner
- Splendid And Spacious Conservatory
- Stylish Wet Room And Family Bathroom
- Exclusive One Off High Spec Build/ Wide Doorways
- Off Road Parking For Several Cars
- Potential To Extend Subject To Planning
- Air Source Heat Pump / Solar Panelled Roof/ EPC Rating A/ 104
- No Forward Chain/ Idyllic Village Location

