



Greenfinch, Manor Farm, Woodhill Lane

McCarthy  
Holden

Guide Price £810,000





## Greenfinch

Manor Farm Woodhill Lane,

This beautifully presented detached family home is situated in a tranquil setting in the desirable Hampshire village of Long Sutton.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three/Four Bedrooms
- Kitchen/Dining Room
- Two Bathrooms
- Garage & Driveway Parking
- Living Room
- Garden
- Village Location with Countryside Views



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### The Property

This beautifully presented detached family home is situated in a tranquil setting in the desirable Hampshire village of Long Sutton.

With stunning countryside views Greenfinch offers a thoughtfully designed interior and attractive outdoor spaces, ideal for flexible family living.

### Ground Floor

A welcoming entrance hall creates a sense of space and leads to the heart of the home, the generous fitted kitchen/dining room with integrated appliances including wine cooler, breakfast bar and feature vaulted ceiling. There is access through French doors to both the garden and the separate paved courtyard.

In addition, there is a practical fitted utility/boot room with internal garage access and a door to the garden.

The elegant main living room features a wood-burning stove, and French doors opening onto a courtyard. The second reception room offers superb flexibility and could make an ideal fourth bedroom.

### First Floor

A feature picture window on the landing frames beautiful countryside views, filling the space with natural light. The main bedroom benefits from a built-in dressing area and fitted bathroom. There are two further spacious bedrooms and a fitted shower room.

### Outside

The gardens are a particular feature. An enclosed landscaped lawned area with a private sun terrace offers a peaceful retreat, while a paved courtyard garden provides an additional seating area ideal for entertaining or relaxing in the sunshine.

To the front of the property is a paved driveway with ample parking leading to an integral garage with electrics and power.

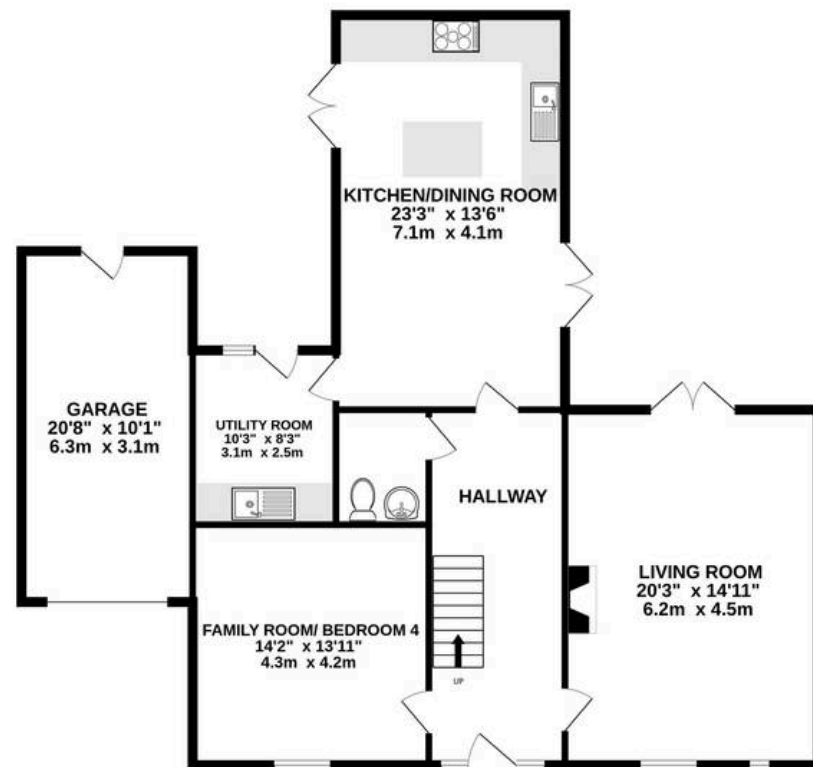




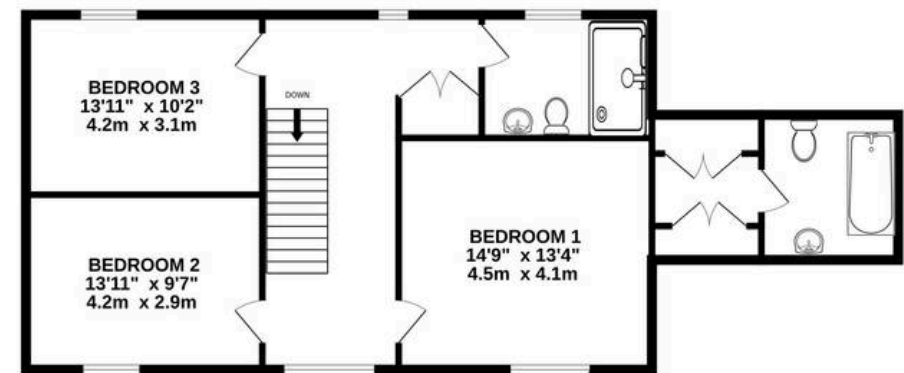




GROUND FLOOR  
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR  
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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