

Tylers, Bishop Sutton, Nr Alresford





Tylers, Bishops Sutton, Alresford, SO24

On entering the house there is a spacious entrance hall. To the left of this, there is a generous drawing room with light coming from large windows at one end and sliding doors out onto the garden at the other. This space has a feature wood-burning stove along with a number of built-in bookshelves along one wall. At the front of the property is the shaker-style kitchen with a breakfast bar. Adjacent to this is the utility room with access to the garden. The sitting room/dining room is again of generous proportions with good ceiling height and sliding doors opening out onto the garden.

On the first floor, there are three double bedrooms, one single/dressing room with ensuite WC and a basin with a central landing. The principal bedroom has a large dressing area with built-in cupboards, a spacious en-suite bathroom, and views across the back garden. There is also a family bathroom on this floor.

On the second floor, there are two more double bedrooms, one of which is currently being used as a home office space.

From both the drawing room and the sitting room/dining room doors lead out onto a terrace area, perfect for entertaining. This overlooks the private tree-lined garden along with a summer house. There is also a double-length garage to the side of the property. Tylers has a gravel driveway with ample parking to the front.



5-6



2



2

EPC

D



Situation

The property is about 1.5 miles to the east of Alresford , a well known and popular Georgian market town with a range of independent shops and restaurants. Winchester is about 10 miles away and has a wider range of facilities. Independent schools in the area include Prince's Mead, Twyford, The Pilgrims' School, St Swithun's and Winchester College. Recreational facilities include Alresford Golf Club, tennis courts and a football pitch at the Arlebury Park Recreation Ground. There is chalk stream fishing on the Rivers Itchen and Test, and the south coast is famed for its sailing. Trains from Winchester take from 58 minutes to London Waterloo.





Tylers

Approximate Gross Internal Area
Main House = 2285 Sq Ft / 212.29 Sq M
Garage = 253 Sq Ft / 23.54 Sq M
Total = 2538 Sq Ft / 235.83 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.

Local Authority: Winchester City Council

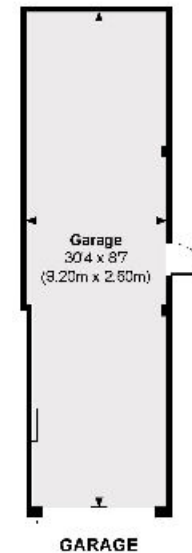
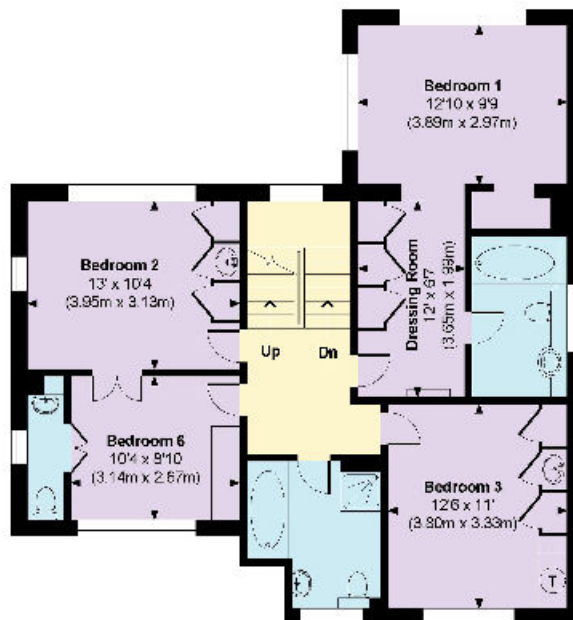
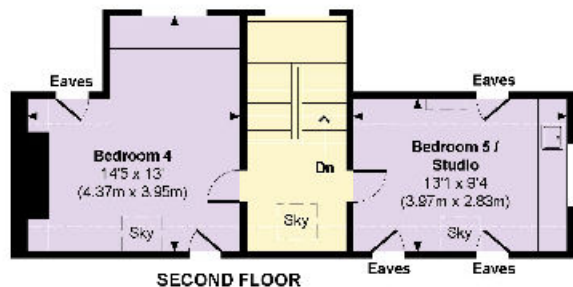
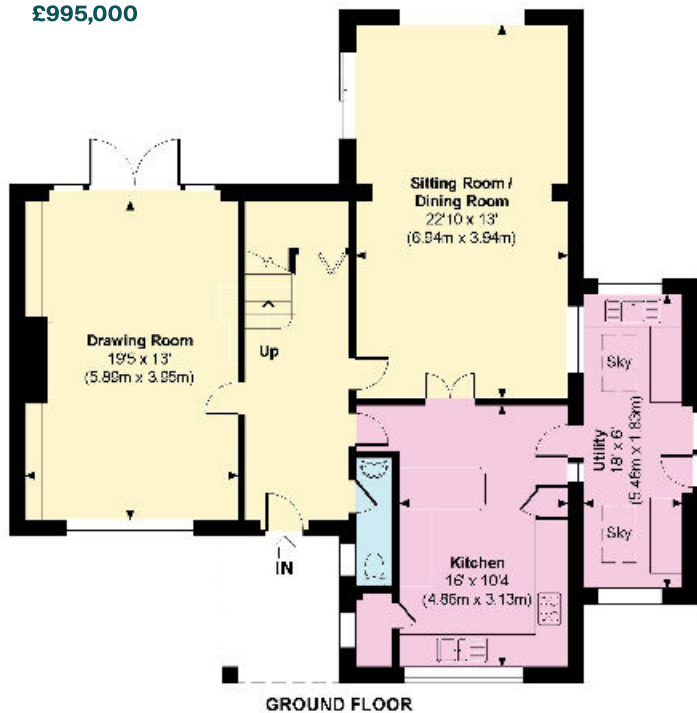
Council Tax Band: G

Tenure: Available Freehold

Postcode: SO24 0AG

What3Words: ///geology.crafted.destroyer

Guide Price
£995,000



Please note that the vendor of this property has family member who works for Knight Frank

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

I would be delighted to tell you more
Ed Hunt 01962 677236 edward.hunt@knightfrank.com
Lottie Lambert 01962 677246 lottie.lambert@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated May 2024. Photographs and videos dated February 2024.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.