

**Dovecote Cottages, SO21**  
Approximate Gross Internal Area = 46.2 sq m / 498 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Austin Hawk Ltd



**Pigeonhouse Yard, Sutton Scotney**

**Guide Price £172,000 Share of Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Village Location
- Expansive Living Room
- Good Sized Double Bedroom
- Communal Gardens
- Close to Amenities

- Modern Top Floor Flat
- Kitchen
- Bathroom
- Allocated Parking
- Proximity to Transport Network

**NOTE:** These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.





**DESCRIPTION:** Located in the sought after village of Sutton Scotney, this modern, top floor flat was constructed in 2001 and offers what could be the perfect first step onto the property ladder. The location benefits from a number of local village amenities as well as having excellent proximity to transport links with both the A303 and the A34 close by, along with a choice of nearby mainline railway stations in Micheldever, Winchester and Whitchurch. The well-presented accommodation comprises a central hallway, an expansive, light and airy living room, a kitchen, a good-sized double bedroom and a bathroom. Outside there is communal garden space along with an allocated parking space.

**LOCATION:** The village of Sutton Scotney is located in the heart of Hampshire, alongside the River Dever, a tributary of the River Test, famous for its Trout fishing. The location has excellent proximity to the nearby Cathedral City of Winchester (7 miles south to the city centre) and the towns of Whichurch, Basingstoke and Andover. The village is ideally located for nearby transport links, particularly the A303 and the A34 providing road trunk routes in each direction, plus, proximity to mainline rail services to London Waterloo via Micheldever (4 miles), Winchester (7 miles) and Whitchurch (6 miles). Local amenities include the village pub, The Coach and Horses, which dates back to the mid 18th century and offers food and beverages plus overnight accommodation. There is also a convenience store, petrol station and Victoria Hall which hosts a number of community events, including a regular community café, plus Norton Park Hotel and Spa, located just north of the village.

**OUTSIDE:** As well as allocated parking to the front of the property, there are ample visitor parking bays marked nearby. The property occupies the top floor at the end of a terrace of houses and benefits from a communal garden area. A path leads to a shared front door, through part of the communal garden space with then stairs to the front door of the flat with a landing that includes a window to the front and the property's electric meter cupboard.

**HALLWAY:** Door to a built-in airing cupboard housing a hot water cylinder and door to a separate built-in storage cupboard. Access to a partially boarded loft with lighting. Doors to:

**LIVING ROOM:** Expansive, light and airy, dual aspect living room with a window to the side and an oriel window to the rear. Radiators.

**KITCHEN:** Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob with extractor over and oven/grill below. Space for a fridge freezer, space and plumbing for a washing machine. Cupboard housing wall mounted, oil fired boiler.

**DOUBLE BEDROOM:** Good sized double bedroom with an oriel window to the front. Radiator. Consumer unit.

**BATHROOM:** Panelled bath with a fully tiled bath enclosure and shower over. Close coupled WC, pedestal hand wash basin and radiator.

**TENURE & SERVICES:** Shared Freehold. Mains water and electricity are connected. Private drainage. Oil fired central heating to radiators. The current annual service fee is £1200 per annum.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

