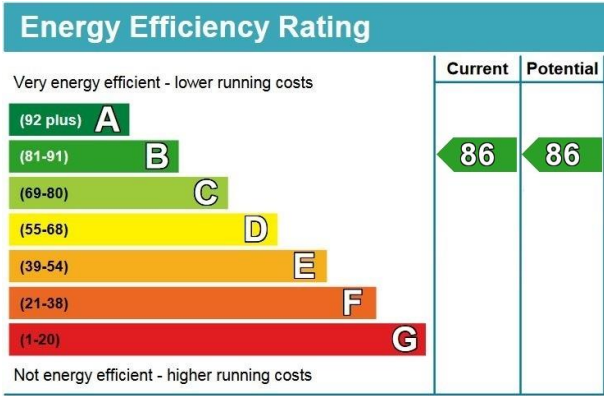


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Station Drive, Sutton Scotney

Guide Price £250,000 Leasehold

- First Floor
  - Living/Dining Room
  - Master Bedroom Suite
  - Shower Room
  - Communal Gardens
- Hallway
  - Kitchen
  - Bedroom 2
  - 2 Parking Spaces
  - No Onward Chain

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 and offered for sale with no onward chain, this modern, first floor flat was constructed in 2018 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 with a walk-in storage cupboard, an expansive, light and airy living/dining room with a balcony and open access to, a kitchen with fitted appliances, a master bedroom with an ensuite shower room, a second double bedroom and a bathroom. Outside there is communal garden space along with two allocated parking spaces.

**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.

**ACCOMMODATION:**

Door with entry buzzer system into communal entrance with stairs to first floor. Front door into:

**HALLWAY:**

Walk-in storage cupboard and doors to:

**LIVING ROOM:**

Full height window and door to **BALCONY** with wrought iron surround. Dining area with Velux window and open access to:

**KITCHEN:**

Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset Neff induction hob with extractor over and eye level Neff double oven. Integral washer/drier and fridge/freezer, cupboard with wall mounted boiler.

**MASTER BEDROOM:**

Full height window to side. Fitted wardrobe cupboard with sliding mirror doors and door to:

**ENSUITE SHOWER ROOM:**

Double shower cubicle with rainfall shower, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Full height window to side and fitted wardrobe cupboard with mirror sliding doors.

**BATHROOM:**

Panelled bath with shower over, vanity unit with wash hand basin and WC, heated towel rail.

**OUTSIDE:**

Outside there are communal gardens, communal parking and two allocated parking spaces.

**TENURE:**

Leasehold with 118 years remaining of a 125 year lease dated 2018. The service charge is £1,587.25 / 6 months and the ground rent is £175.28 / 6 months.

**SERVICES:**

Mains water, drainage and electricity are connected. Propane gas central heating to radiators.

**AGENT NOTE:** Under the terms of Section 21 of the 1979 Estate Agents Act the agent declares an interest in the property.

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.

