



# MANOR FARMHOUSE

Oxford Road, Sutton Scotney, Hampshire, SO21 3JG

TO LET

£2,800 PCM





# Manor Farmhouse

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Micheldever 4.1 miles | Winchester 6 miles | Southampton 20 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

An impressive four bedroom detached farmhouse set in the village of Sutton Scotney.

## THE PROPERTY

This family home offers flexible living accommodation and period features.

(according to Ofcom)  
Superfast Broadband available  
(according to Openreach)

Downstairs comprises a spacious kitchen/ breakfast room with a double Aga, separate utility room including Belfast sink and a further larder. Two large reception rooms both with fireplaces. To the rear of the property is an office/ playroom with sliding doors to the garden.

**EPC**  
EPC exempt

**Local Authority**  
Winchester City Council, band G

**Pets**  
Well behaved pet considered

**Deposit**  
Total deposit £3,230  
Holding deposit £646

**Directions**  
From Winchester, take the M3 and A34 North. Exit A34 at "Sutton Scotney / South Wonston" junction. Continue North parallel to A34. As you come in to the village of Sutton Scotney, at the bottom of the hill, you will find Sutton Manor Farmhouse is the first house on the right hand.

The upstairs of the property comprises four double bedrooms, with an en suite attached to the master bedroom. There is a separate family bathroom and an airing cupboard.

Outside is a thatched barn providing plenty of storage. The gardens are mainly laid to lawn overlooking surrounding fields.

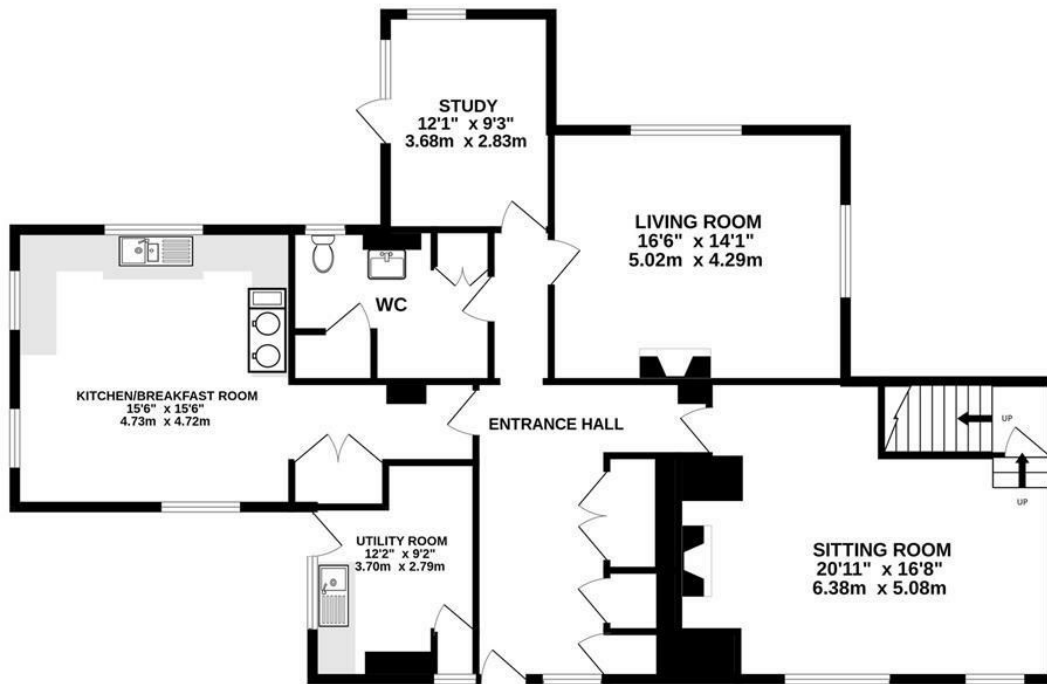
## ADDITIONAL INFORMATION

### Services

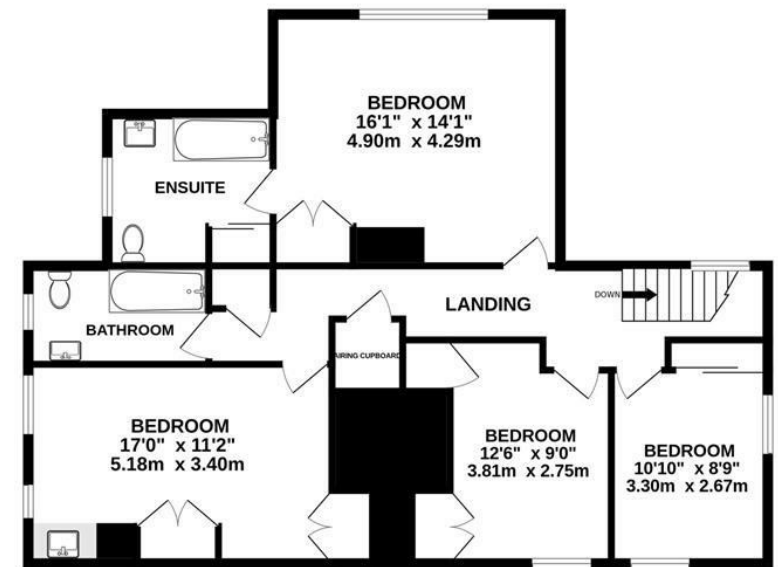
Private water and drainage £30 per calendar month  
Oil fired central heating  
Mains electricity  
Mobile phone coverage limited



**GROUND FLOOR**  
1351 sq.ft. (125.5 sq.m.) approx.



**1ST FLOOR**  
939 sq.ft. (87.2 sq.m.) approx.



**TOTAL FLOOR AREA : 2290 sq.ft. (212.8 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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