



## WONSTON LEE

Wonston, Sutton Scotney, Nr Winchester



## WONSTON LEE WONSTON, SUTTON SCOTNEY

Sitting centrally within a plot of about 0.5 acre, this property has development potential (subject to planning).

			EPC
3	1	4	E

Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

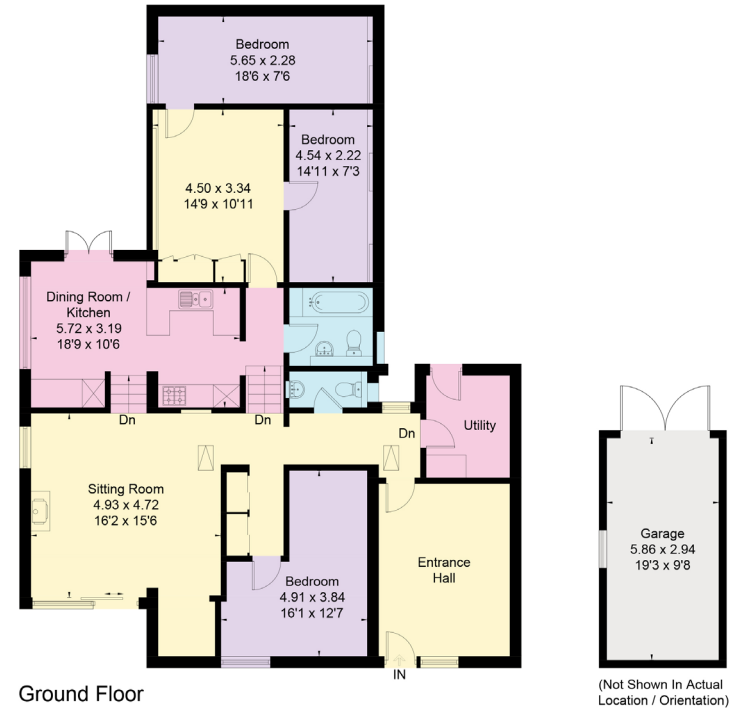
**Guide Price: £600,000**

Situated in the desirable village of Wonston near Winchester, this charming single-storey home offers a blend of space, privacy, and rural appeal. Set behind mature hedging, the property features a generous gravel driveway with ample parking and a detached garage. Inside, a well-arranged layout includes a bright sitting room, a spacious kitchen/dining area, three bedrooms, a family bathroom, and a useful utility room. The rear garden is a standout feature, with a large lawn, established trees, and a patio perfectly positioned for outdoor entertaining. This is an excellent opportunity for those seeking peaceful village living with easy access to nearby amenities. No planning permission has been submitted, however the style of house and size of plot would lend itself to potential development.

Post Code: SO21 3LS

Services: Mains water, electricity, Private drainage.

<https://what3words.com/physical.converged.cases>



Approximate Floor area = 151.1 sq m / 1626 sq ft    Garage = 17.2 sq m / 185 sq ft  
 Total = 168.3 sq m / 1811 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Ed Hunt**  
01962 677236  
edward.hunt@knightfrank.com

**Knight Frank Winchester**  
14-15 Jewry Street  
Winchester, SO23 8RZ

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