



SUTTON MANOR FARMHOUSE

Sutton Scotney, Hampshire, SO21 3JG





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An attractive Grade II listed
farmhouse set within a
generous plot extending
to approximately 1.16
acres, complemented by
a separate one-bedroom
thatched cottage and
a range of additional
outbuildings.

Winchester 9 miles
Andover 10 miles
London Waterloo from Winchester – 60 minutes
(Mileages and time are approximate)

SITUATION

Sutton Manor Farmhouse enjoys a private setting surrounded by open countryside and is located on the edge of Sutton Scotney, a popular village to the north of Winchester. There is an excellent range of amenities in the village including a public house, shop, post office and doctor's surgery, all of which are within easy walking distance of the house. The village is conveniently located for the A43 and A303 giving access to both London and the west country.

The cathedral city of Winchester is 9 miles away and provides a more comprehensive range of facilities including a multitude of shops, cultural and leisure amenities as well as an excellent array of restaurants. There is a mainline railway station to London Waterloo. Closer to the house, is a railway station at Micheldever which is 4.6 miles away and again is on the mainline to London.

Secondary schools in the area are excellent including Henry Beaufort School in Winchester, which is the catchment state school. South Wonston Primary school is the local catchment primary. There are a range of excellent independent schools nearby including Princes Mead, St. Swithuns School, Pilgrims, Winchester College, Twyford, Daneshill, Cheam and Farleigh. In Winchester there is also Peter Symonds sixth form college.

The neighbouring countryside offers endless walking, cycling and horse-riding routes across an extensive network of footpaths and bridleways. Sutton Manor Farmhouse is also within close proximity to the Hamble and a number of Marinas which serve as a gateway to the Solent, ensuring easy access to first class sailing and boating opportunities. The nearby New Forest National Park offers a further array of water sports and outdoor activities.

With regards to other sporting activities, there is an extensive choice of excellent golf courses within easy reach, cricket at the Utilita Bowl in Southampton and horse racing both at Ascot and Goodwood.

The performing arts are similarly well provided for with the house being close to The Grange Estate and its famous Opera. The Mayflower, Winchester Royal and Chichester Theatres all also provide a number of dramatic productions.



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A wonderful opportunity to acquire this charming Grade II listed detached four-bedroom farmhouse, situated in the sought-after village of Sutton Scotney. The property is complemented by a separate one-bedroom thatched cottage, a further thatched outbuilding, and is set within approximately 1.16 acres of attractive gardens and grounds.

The farmhouse offers generous and light-filled accommodation, perfectly suited to family living. A welcoming entrance hall leads through to the impressive sitting room, where a magnificent inglenook fireplace creates a striking focal point and enhances the property's character.

The spacious kitchen/breakfast room is well equipped with a range of fitted units and an Aga, whilst offering ample space for a large dining table, making it an ideal space for both everyday living and entertaining. A useful utility room is located just off the kitchen. In addition, there is a charming formal dining room to the rear of the property, featuring a working fireplace. A separate study, with direct access to the garden, provides an excellent space for home working.

On the first floor, the principal bedroom is a generous double room with fitted cupboards and an en suite bathroom. Bedroom Two is another substantial double bedroom, benefiting from fitted wardrobes and a wash hand basin. Bedrooms Three and Four are both comfortable double rooms, each with fitted storage. These bedrooms are served by a well-appointed family bathroom.

THE COTTAGE AND OUTBUILDINGS

This delightful one-bedroom thatched cottage is situated adjacent to the farmhouse and provides charming ancillary accommodation. Beautifully presented, it comprises a well-equipped kitchen with dining area, a comfortable sitting room, a double bedroom and a bathroom. The cottage is ideally suited for visiting guests, multi-generational living, or accommodation for a live-in relative or member of staff.

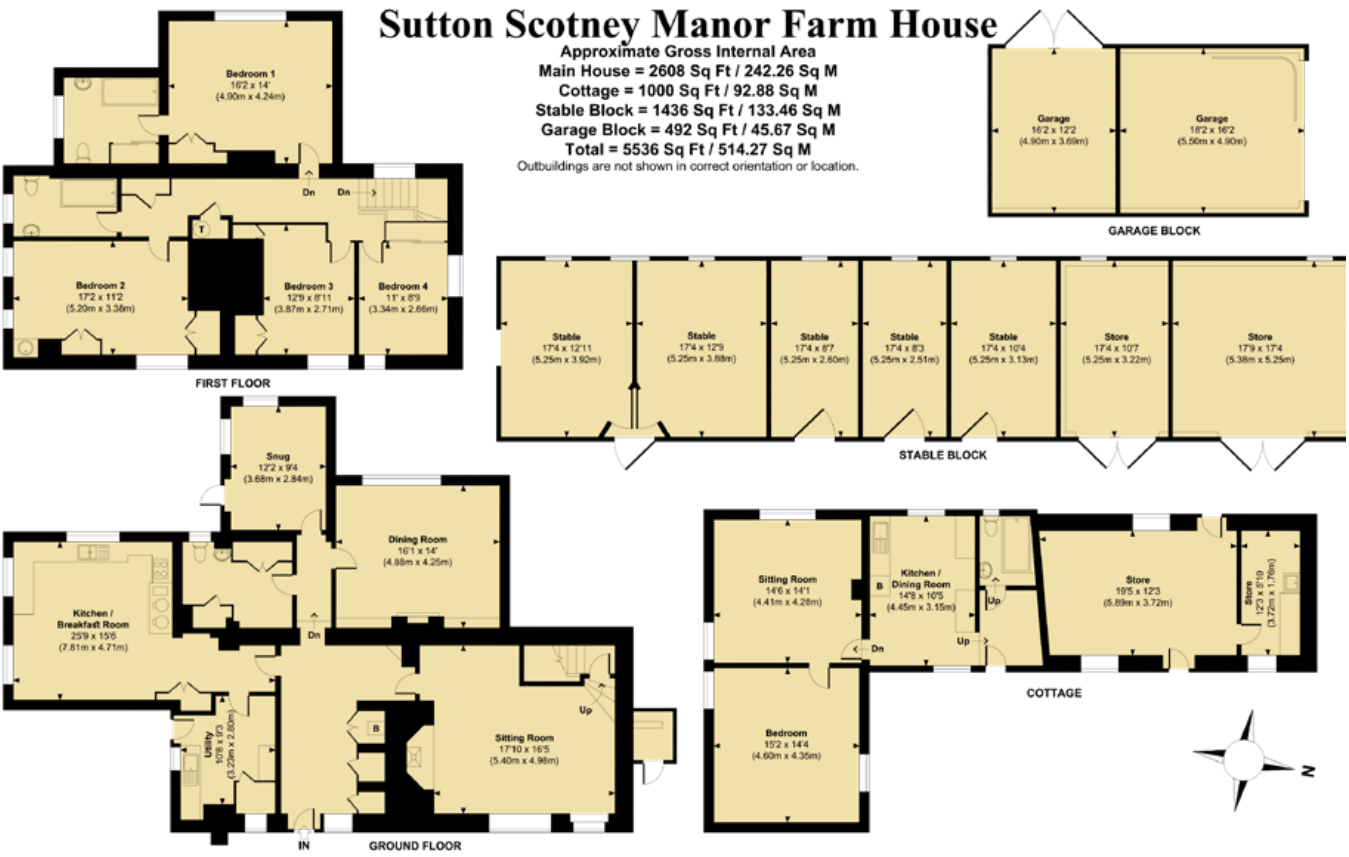
The outbuilding further enhances the property's appeal, including the former storerooms located between the cottage and the main house, together with the impressive Grade II listed thatched barn situated across the yard. These buildings provide extensive storage space and offer excellent potential for a variety of uses, including home working, hobby space, or workshop accommodation, subject to any necessary consents.

OUTSIDE

The gardens and grounds at Sutton Manor Farmhouse extend to around 1.16 acres and provide an attractive balance of formal gardens, ample parking and useful pastureland. The property is approached through a traditional five-bar gate onto a large driveway to the front of the house, offering generous parking and turning space for numerous vehicles.

The principal gardens lie to the rear of the house, where expansive lawns create an attractive setting for the property. Bounded in part by an impressive brick wall, the garden enjoys a high degree of privacy and seclusion while retaining considerable character and charm.

Beyond the cottage is a useful paddock, providing an excellent additional area of land. Ideal for those with equestrian interests, small livestock or simply a desire for extra outdoor space, the paddock adds to the property's versatility and rural appeal.



GENERAL REMARKS

Method of Sale
The property is offered for sale by private treaty.

Restrictions
The buildings are Grade II listed. Please note that some windows have been replaced without consent.

Services
Mains water, electricity and private drainage. Oil fired heating.

Broadband availability
Fibre to Cabinet available.

Mobile Phone Coverage
Good phone coverage available (Ofcom).

Tenure
Freehold with vacant possession.

Local Authority
Winchester City Council.

Sutton Manor Farmhouse - Band G

The Cottage - Band B

Parking
Private parking.

EPC
Sutton Manor Farm House - F (37)
The Cottage - E (47)

Construction
Thatched roof on the cottage and barns. Please note that the thatch on the barns will require repairs and work.

Postcode
SO21 3JG

Directions
Upon entering Sutton Scotney from Winchester, proceed past our office on the right and go down the hill. At the bottom of the hill, the drive is on the right, just before the turning by the village hall.

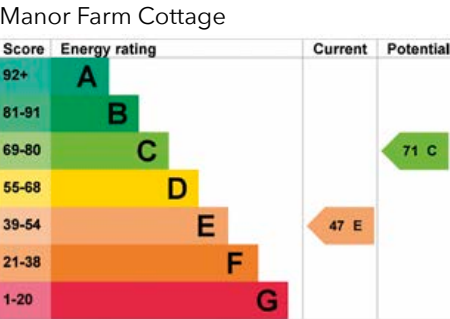
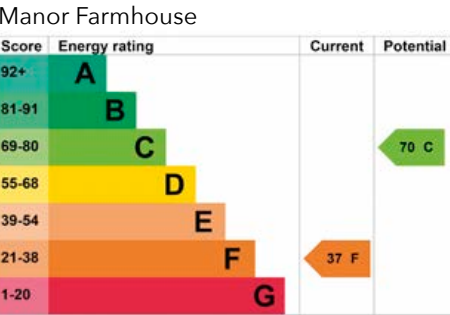


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Viewings
By appointment with BCM Wilson Hill only.

Selling Agent
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NB: These particulars are as at August 2026.





Winchester

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