



QUMARI

Sutton Scotney, Hampshire



QUMARI

Sutton Scotney, Hampshire,
SO21 3RA

A substantial single storey
4-bedroom property,
which has been in the
same ownership since
the 1930's, set within
around 2.8 acres of land
and featuring numerous
outbuildings.

Winchester 9 miles

Andover 10 miles

London Waterloo from Winchester
60 minutes

(Mileages are approximate)





SITUATION

Qumari is situated 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 property. 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. Qumari is also within 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 area offers renowned fishing on the world-famous Itchen and Test Rivers, as well as other country pursuits such as shooting with a number of excellent partridge and pheasant shoots nearby.

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.

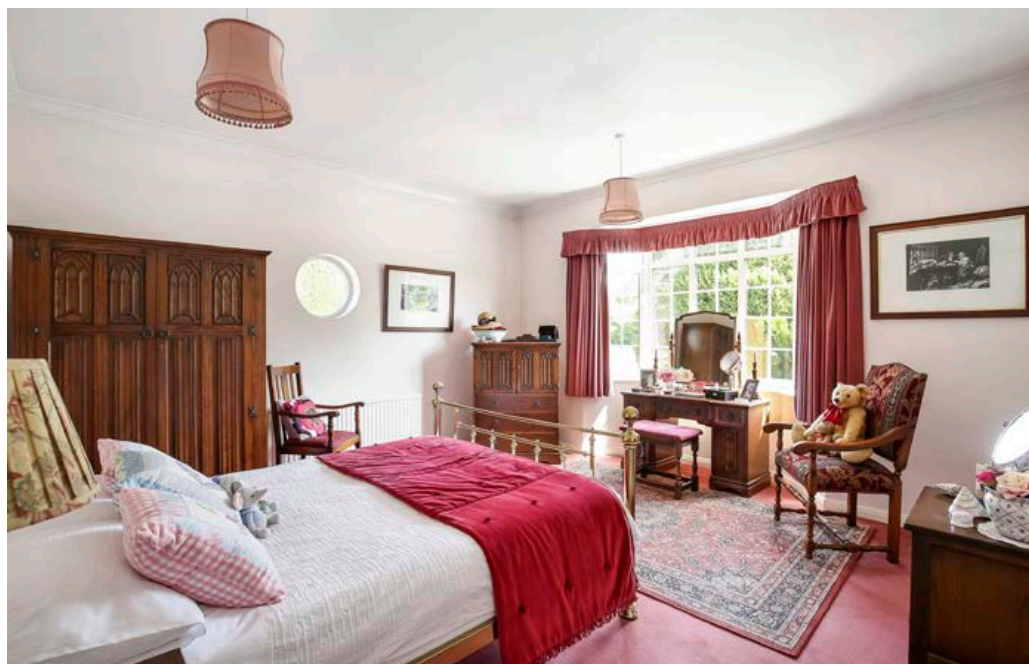


SALES & LETTINGS

PLANNING & DEVELOPMENT

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ARCHITECTURE & DESIGN



QUMARI

Qumari presents a rare opportunity to acquire a substantial and well-presented single-storey residence, which has remained in the same family ownership since its construction in the 1930s. Much loved over the years, the property has been thoughtfully extended by the current owners to create spacious and highly adaptable accommodation.

The house sits within an impressive plot of approximately 2.8 acres, offering a wonderful sense of space and privacy, and includes a range of useful outbuildings such as a large workshop and two stables.

Internally, Qumari offers exceptionally flexible living space, having originally been arranged for two-family occupation. The main accommodation comprises a bright and spacious sitting room featuring a wood-burning stove, which leads through to a kitchen and breakfast room with direct access to the garden. Additional reception space includes a cosy snug and an elegant dining room—an impressive room ideal for entertaining—which in turn connects to a second kitchen.

The property provides four double bedrooms, three of which benefit from built-in storage, along with three bathrooms. The principal family bathroom is particularly generous, featuring both a bath and a separate shower.

While the current layout lends itself well to multi-generational living, the property also offers significant scope for reconfiguration, allowing a purchaser to create a superb, spacious family home tailored to their needs.



OUTSIDE

The gardens and grounds at Qumari are a particularly striking feature of the property. Extending to approximately 2.8 acres, they offer a wonderful sense of space and privacy, with expansive and well-maintained lawned areas complemented by attractive flower borders and delightful views across the surrounding countryside.

To the front of the property, there is ample parking, while a further driveway to the side provides convenient access to the land and outbuildings at the rear.

The paddock lies to the north of the house and benefits from its own separate access, making it especially practical for equestrian or smallholding use. Within this area are two well-constructed blockwork stables and a tack room, all of which are connected to power and water.

Adjacent to the house is a substantial workshop, a highly versatile and valuable addition to the property. Equipped with an inspection pit, workbenches, and generous storage space, it is ideally suited for a range of uses, including home working, hobbies, or further storage requirements.



Qumari

Approximate Gross Internal Area

Main House = 2528 Sq Ft / 234.89 Sq M

Stores = 138 Sq Ft / 12.81 Sq M

Stables 1 = 156 Sq Ft / 14.49 Sq M

Stables 2 = 120 Sq Ft / 11.15 Sq M

Outbuilding = 553 Sq Ft / 51.38 Sq M

Workshop / Garage / Coal Stores = 1751 Sq Ft / 162.67 Sq M

Total = 5246 Sq Ft / 487.39 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

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

Broadband availability

Fibre to Cabinet (Openreach)

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Test Valley Borough Council. Band D

Parking

Private parking.

EPC

Band E49

Postcode

SO21 3RA

IMPORTANT NOTICE

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Building safety

The roof on both the workshop and stables is made of asbestos.

Directions

Upon entering Sutton Scotney from Winchester, proceed through the village. At the roundabout, turn right taking the second exit. At the next roundabout by the Texaco garage, take the first exit onto Bullington Lane. Proceed along this lane, passing houses on the left. After passing a field, Qumari is the next property on the left-hand side.



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Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

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NB: These particulars are as at July 2026.



Winchester

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