



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST

**Sutton Scotney SO21**  
Guide Price £450,000

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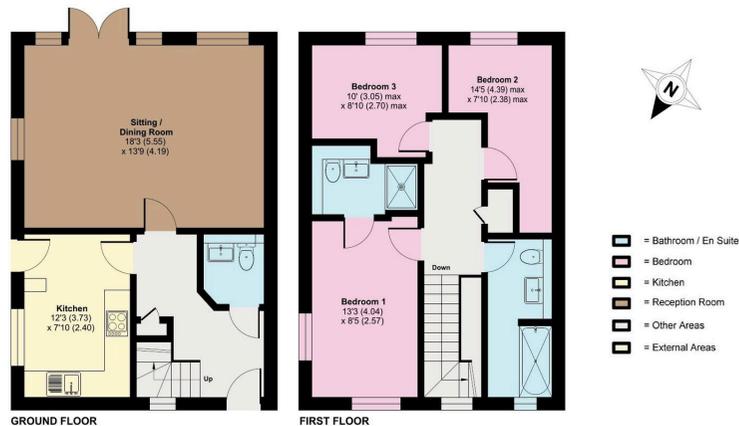
**SUPERB AND STYLISH - AN ATTRACTIVELY APPOINTED VILLAGE HOME OFFERING EASY LIVING , CONTEMPORARY COMFORT AND AN EFFORTLESS CONNECTION TO THE COUNTRYSIDE AND CITY**

A inviting entrance hall sets the tone, leading to a well-proportioned ground floor where each space flows naturally into the next. The contemporary kitchen is both stylish and functional, offering generous preparation areas and storage, ideal for everyday living as well as more sociable occasions. A side access door adds convenience, particularly for busy households or those returning from countryside walks. The separate sitting room is a particularly inviting space, bathed in natural light, with double doors and a large window opening onto the garden. It's a room that adapts effortlessly to the rhythms of daily life, from quiet evenings to relaxed entertaining. A separate WC adds convenience and completes the ground floor accommodation. Upstairs continues to please with a light-filled landing that leads to three thoughtfully designed bedrooms. The principal bedroom enjoys a dual aspect and a refined ensuite shower room, recently updated with contemporary tiling. The remaining bedrooms are equally well-presented, offering flexibility for family, guests or home working. A modern family bathroom completes the accommodation, featuring a clean, timeless finish with a heated towel rail and natural light. Additional benefits include gas central heating, double glazing throughout and a useful loft space for storage. **This is a home that combines modern ease with timeless appeal, a place that supports both everyday living and long-term enjoyment. Thoughtfully maintained and beautifully positioned, it offers an opportunity to step into a lifestyle defined by comfort, community and connection to the surrounding landscape.** The garden has been carefully designed to offer both privacy and ease. It is a space that invites use throughout the seasons, whether for quiet moments or social gatherings. A paved patio and barbecue area provide an ideal setting for entertaining, while a secondary seating area captures the evening sun, creating a natural focal point during warmer months. The garden remains manageable without compromising on enjoyment.



## Taylor's Yard, Sutton Scotney, Winchester, SO21

Approximate Area = 964 sq ft / 89.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2020. Produced for Toby Gullick Independent Family Estate Agents REF: 1432945

- A Beautifully Appointed Village Home
- Splendid Light Filled Rooms
- Superb, Well Presented And Maintained Accommodation
- Car Port and An Allocated Parking Spaces
- Close To Amenities
- Three Thoughtfully Designed Double Bedrooms
- A Stylish Family Bathroom And Modern Ensuite Shower Room
- Exciting Potential to Extend And Develop Property (STPP)
- An Attractive Secluded Garden
- Idyllic And Desirable Village Location

