

Springfield, Water Lane, Bishops Sutton

At home in Hampshire

Hellards

Maple Cottage, 4 Springfield

BISHOPS SUTTON, ALRESFORD, HAMPSHIRE SO24 0AL

Guide Price: £595,000

- Modern End of Terrace House
- Well Maintained and Presented
- Southerly-Facing Landscaped Garden
- 3 Bedrooms and 2 Bath/Shower Rooms
- Garage and Dedicated Parking Space
- No Chain

A well-presented modern home tucked away in a secluded spot in this popular village, with a private, south-facing garden, garage, and parking. There is a lovely dog walk over meadowland, and a well-frequented pub just a short distance away.

The front door is protected by a storm porch and opens to an entrance hall, with ample space for coats and shoes. From the hall, a door opens into the house. The spacious dining room is at the front of the house, from where stairs lead up to the first floor. There is a cloakroom and storage under the stairs. Double doors from the dining room open to the fitted kitchen, which features granite worksurfaces and a range of integral appliances. From the dining room, a door opens to the sitting room, which has a coal-effect gas fireplace and French doors opening to the pretty south-facing garden.

Upstairs, on the landing is a loft access hatch, a linen cupboard and the family bathroom, which has a white bath suite and a roof light. The main bedroom is at the front of the house, enjoying glorious views over water meadows. This room has an ensuite shower room with white suite, and two built-in wardrobes. Off the landing is a second double bedroom, with a large built-in wardrobe, and a single bedroom.

A path leads along the front of the four cottages, where Maple Cottage will be found at the end. It has a pretty cottage garden to the front, and a gate to the side opens to the really attractive rear garden, which benefits from having a sunny, south-facing aspect. The garden is completely secluded from neighbours, and has been thoughtfully designed to create a relaxing, private space. There is a garage and dedicated parking space, located on the left as you drive into Springfield.











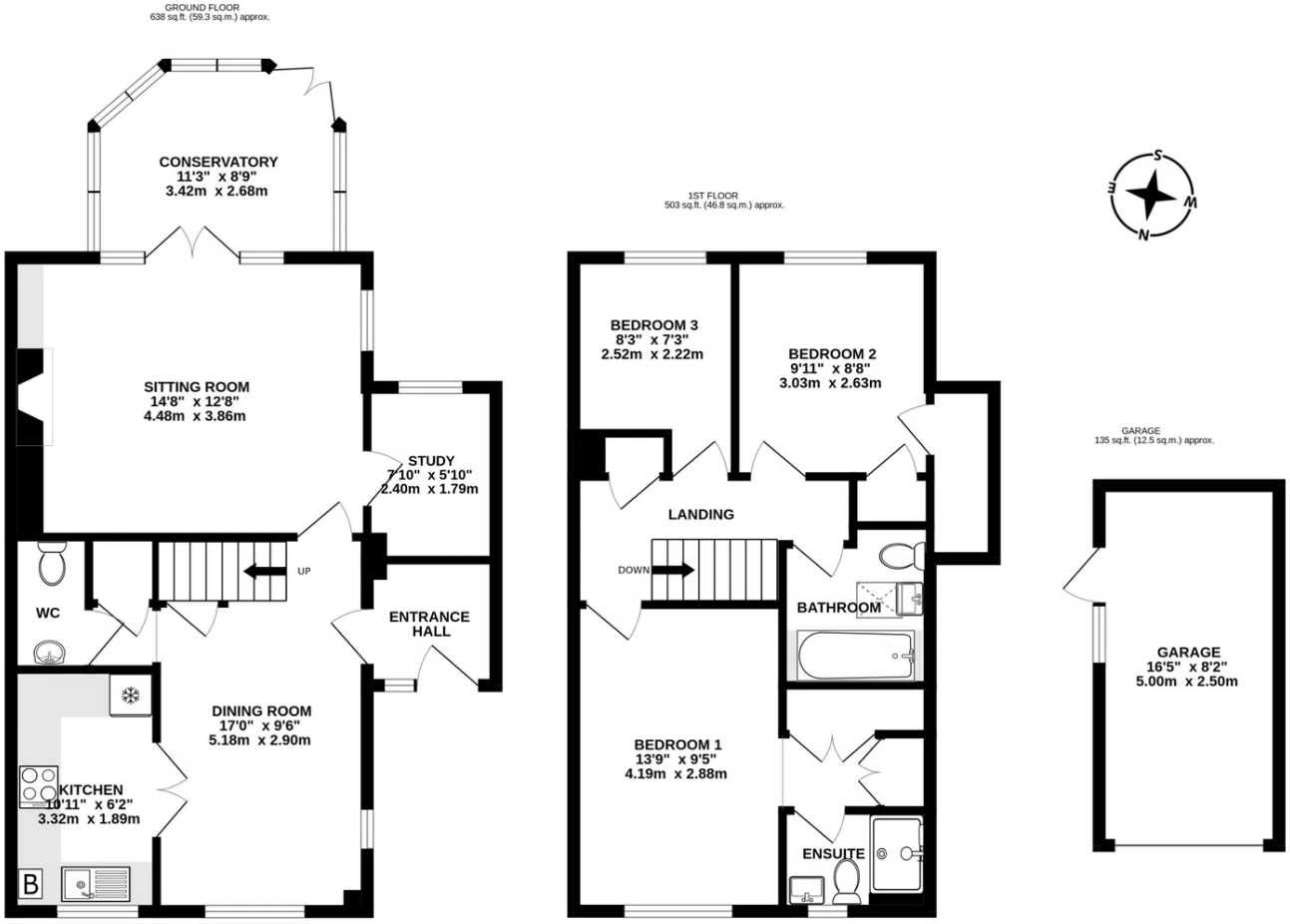


The village of Bishops Sutton is located just 1.5 miles from the popular market town of Alresford with its varied mix of independent shops and businesses. There is a regular bus service from Bishops Sutton to Alresford, Winchester and Alton. The nearby A31 goes to Winchester and the south coast in one direction, and to Alton, Farnham and London in the other. The village is surrounded by rolling Hampshire countryside with a good variety of walks in various directions. There is an active community in the village, centred around the village hall, church and The Ship, a well-known pub with restaurant. Rail services to London are available from Alton and Winchester.

SERVICES
Mains water and electricity. Oil-fired boiler. Calor gas for the gas fire. The modern septic tank is shared between the four properties. Managed by Springfield Pump Ltd. Maintenance cost is £288 per quarter.

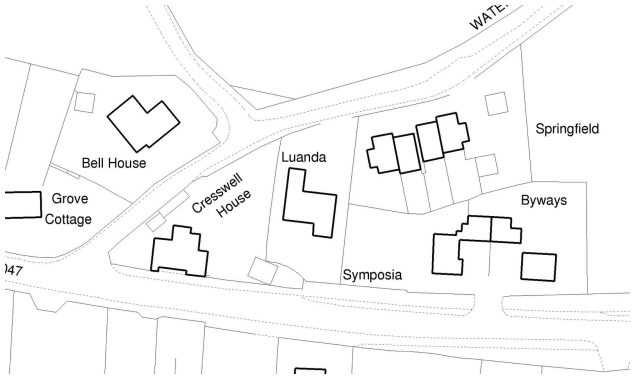
LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: E

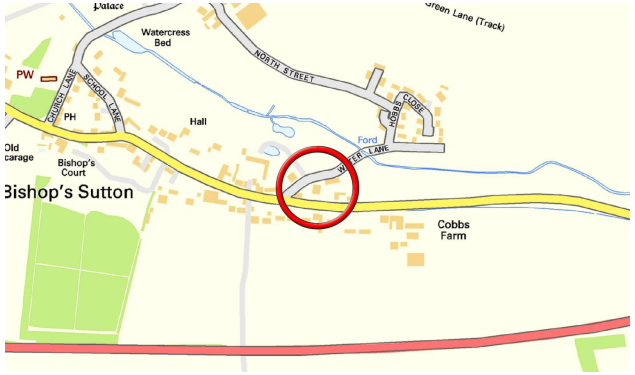
DIRECTIONS
From the centre of Alresford, go out of the town along East Street. Follow the road (B3047) towards Bishops Sutton. Water Lane will be found on the left, past the village hall. Springfield will be found after a short distance on the right hand side. No. 4 is the furthest house along the footpath.
What3words: ///stone.cove.mavericks

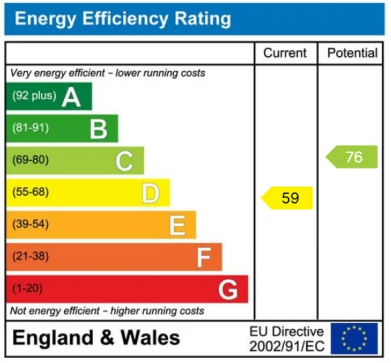


TOTAL FLOOR AREA : 1276 sq.ft. (118.6 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.