



Woodhill Lane, Long Sutton  
Hook

McCarthy  
Holden 



## Woodhill Lane

Long Sutton, Hook

A well-presented converted Oast house enjoys an idyllic rural position adjacent to open countryside, while remaining conveniently close to local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Rural Location
- Three Bedrooms
- Two Bathrooms
- Kitchen/Living/Dining Room
- Garden
- Carport & Parking





This attractive, well-presented converted Oast house enjoys an idyllic rural position adjacent to open countryside, while remaining conveniently close to local amenities. Thoughtfully updated and modernised by the current owners, the property offers a blend of character, style, and contemporary living.

The ground floor comprises an entrance hall leading to two bedrooms, one of which is currently being used as a home office. There is a stylish family bathroom featuring a freestanding bath with shower overhead.

The first floor is dedicated to an impressive open-plan kitchen, living, dining space, which enjoys delightful countryside views. The contemporary fitted kitchen is well-equipped with a range of integrated appliances, creating an ideal space for both everyday living and entertaining.

Occupying the second floor is the elegant principal bedroom, featuring a vaulted ceiling, creating an open feel, built-in wardrobes, and a modern en-suite shower room.

Outside, the property has a private enclosed garden with views over farmland, predominantly laid to lawn, enhanced by mature planting, shrubs, and seasonal flowers, providing a peaceful outdoor retreat. There is also a useful garden shed.

The property benefits from a carport for one vehicle and an additional allocated parking space.

Positioned on the edge of the picturesque rural Hampshire village of Long Sutton, with a primary school, village hall, church and pond at the heart of the community. Nearby is an excellent network of local footpaths and bridleways. The nearby pretty market town of Odiham provides local amenities including a doctor's surgery, opticians and dentists, hairdressers, and Co-Op with Post Office along with a selection of public houses and restaurants. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

There are good commuter links to London which are accessible by road and rail with junction 5 of the M3 within 5 miles. The stations at Hook and Winchfield provide a main line service to London Waterloo.

There are a number of well-regarded state and private schools, including Lord Wandsworth College in the village, Robert Mays in Odiham, Alton College, Daneshill, Edgeborough, Yateley Manor, Cheam, St. Neots RGS and Wellington College. There is also a school bus service from North Warnborough to St. Swithun's School in Winchester.

The nearest mainline stations are Hook (London Waterloo from 49 minutes), Basingstoke which is 9 miles away with trains taking from 48 minutes to London Waterloo, and on a

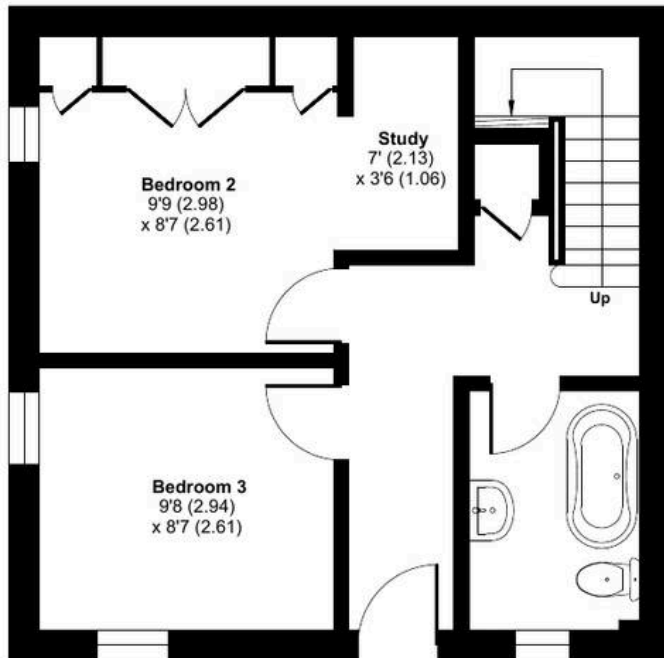




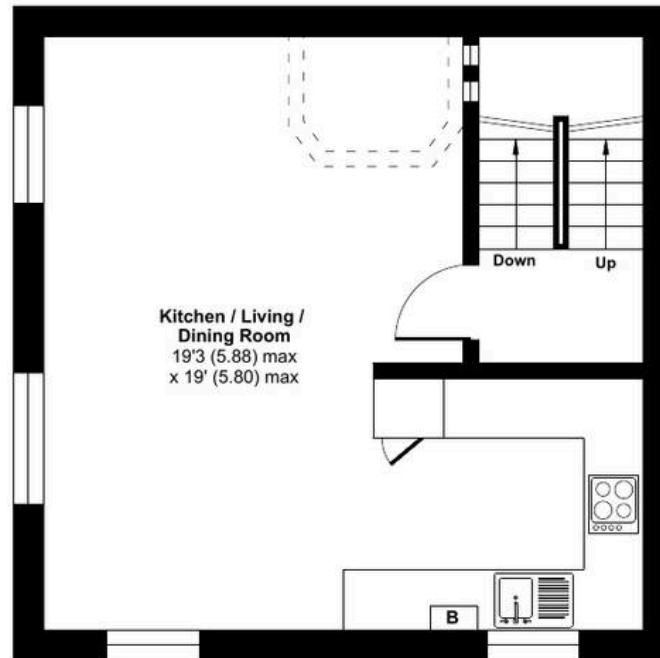
# Woodhill Lane, Long Sutton, Hook, RG29

Approximate Area = 1146 sq ft / 106.4 sq m

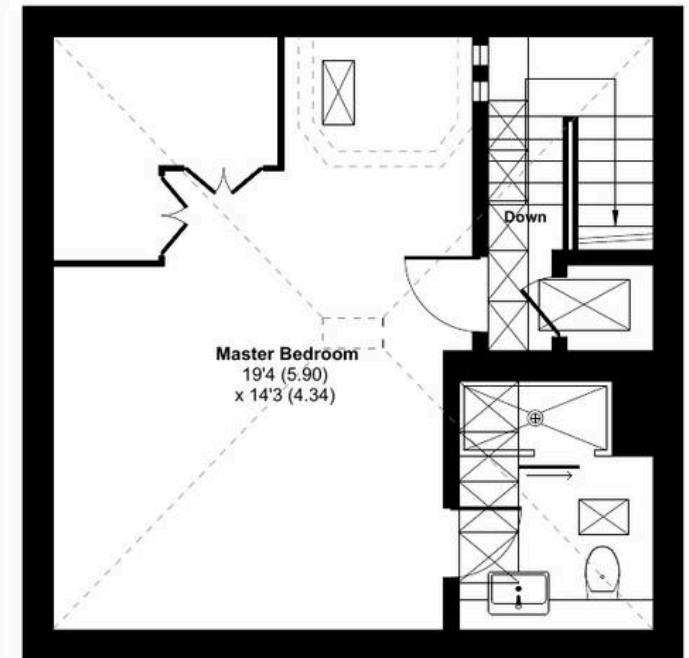
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







## McCarthy Holden Odiham

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