



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

Sutton Scotney, S021

Guide Price £775,000

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A PICTURESQUE 15TH CENTURY THATCHED MASTERPIECE OFFERING CHARACTER CHARM WITH CONTEMPORARY COMFORT

Pear Tree Cottage is the very definition of picturesque perfection. With truly stunning curb appeal, this enchanting chocolate-box home holds a special place within the village landscape, a rare and unique opportunity to acquire a property steeped in rich history and timeless charm. Dating back to the 1480s and believed to have once served as a former buttery, this elegant 15th-century residence offers close to 1,500 square feet of immaculate accommodation. Pear Tree Cottage is an exquisite detached, awe-inspiring three-bedroom Grade II thatched property, showcasing distinctive oak beams, traditional wattle and daub, and a steeply pitched roof that epitomises its medieval origins. The current owners have undertaken a true labour of love, maintaining this exceptional home to an impeccable high standard with craftsmanship, opulence, and fine artistry at the forefront. Entering through the charming, thatched porch, you are welcomed into an impressive and sumptuous dining room. Rich oak beams frame the space, while a magnificent traditional inglenook fireplace forms a striking focal point. Underfloor heating adds contemporary comfort beneath this atmospheric setting. The stunning kitchen is both stylish and functional, featuring sleek polished cabinetry, high-end integrated appliances, stone-tiled flooring, lofty ceilings, and crisp white walls that enhance the sense of light and space. A secondary front entrance provides added convenience. The well-proportioned sitting room is equally captivating, adorned once more with beautiful oak beams and centred around an inviting open fireplace, a wonderfully cosy retreat. A convenient WC completes the ground floor accommodation. Upstairs, the sense of elegance continues. Two generously sized bedrooms await, including the refined and characterful principal suite, which benefits from a beautifully finished modern en-suite shower room. Bedroom two is equally radiant, while a superb contemporary family bathroom completes this level with style and sophistication. The second-floor delights further with a charming double bedroom, rich in character and ideal as a guest suite or tranquil retreat. Outside, the property continues to impress. A garage with both front and rear access sits alongside a gravelled parking area accommodating numerous vehicles.



Oxford Road, Sutton Scotney, Winchester, SO21

Approximate Area = 1312 sq ft / 121.8 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1432 sq ft / 132.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richroom 2026. Produced for Toby Gullick Independent Family Estate Agents. REF: 1411018

- A Picture Perfect Detached Thatched Cottage
- A Stunning Dining Room With Magnificent Inglenook Fireplace
- Distinctive Period Features Throughout
- Stunning Kitchen With High End Finishes
- Garage /Ample Parking
- Three Characterful Double Bedrooms
- Beautifully Maintained To A High Specification And Craftmanship
- Approx. 1500 Sq. Ft Of Immaculate Accommodation
- Generous Attractive Private Rear Garden
- Close To Local Amenities/ Idyllic Village Location



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