



SUTTON WOOD HOUSE

Ropley, Alresford, SO24 9SQ



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A fantastic opportunity to acquire this 3-bedroom detached property including a range of outbuildings, with 5.75 acres of land, situated in a stunning position with fine rural views.

Alresford 4 miles | Alton 8 miles | Winchester 10 miles
London Waterloo from Winchester - 1 hour
Mileages and times approximate



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



SUTTON WOOD HOUSE

Sutton Wood House is a generous, detached, single storey property, surrounded by a range of outbuildings. The property has been in the same ownership for over 50 years and represents a wonderful opportunity to purchase this much-loved home, which has a great deal of potential. The property is perfect for anyone with an equestrian interest.

The accommodation is generous, totalling around 1746 square foot in all. The kitchen/breakfast room features a good range of units and enjoys the far-reaching views. Double doors from the kitchen open into the dining room. There is also a large utility and boot room off the kitchen, which is a very useful space, with a door into the garden and a WC and shower room. The sitting room is a bright and spacious room, being double aspect with views across the garden. There is a woodburning stove and double doors opening out onto the terrace and garden beyond.

The main bedroom is a large double bedroom with a good range of built in cupboards. Bedroom 2 is a good size double bedroom and bedroom 3 is a single bedroom or would be ideal as a study. There is a large family bathroom.

Overall, Sutton Wood House provides comfortable living space but also offers tremendous scope to be further extended should someone wish, subject to the necessary planning conditions.





OUTSIDE

The outdoor space on offer at Sutton Wood House is a superb feature of the property. The garden surrounding the house is mainly laid to lawn with well stocked borders, vegetable patch, a south facing terrace and an orchard. This is a very attractive and private outdoor space. The yard offers excellent parking provisions and there is a stable block, which whilst in need of renovation, could be extremely useful to anyone with an equestrian interest. There is a good range of outbuildings, including a car port, barn/workshop and further open fronted shelters.

The remainder of the land is paddocks, which are fenced and have running water. In all, the plot totals around 5.75 acres.

SITUATION

Sutton Wood House enjoys an idyllic rural setting, on top of a hill with stunning rural views. Whilst the location is extremely peaceful, the property is within easy reach of the village of Bighton which features a popular public house and New Alresford, a hugely popular market town which offers an array of boutique shops, cafes, superb eateries and the renowned Watercress Line Railway. For a more comprehensive range of amenities, the nearby cathedral city of Winchester offers a good range of shopping and cultural facilities as well as a mainline railway station to London Waterloo.

Schooling in the area is renowned, with local state schools, Sun Hill Primary School and Perins Secondary School in Alresford. Private education includes Princes Mead, Twyford Preparatory School, St Swithuns School for Girls, Pilgrims and Winchester College. Peter Symonds' Sixth Form College in Winchester also has an excellent reputation.

The A31 connects Alresford to the M3 motorway, providing easy dual carriageway access to the south coast and London to the north.

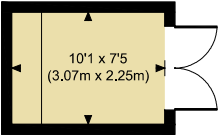
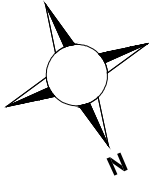
There is excellent walking and hacking to be had in the surrounding countryside and indeed, there is a bridleway which can be accessed alongside the entrance to the property.



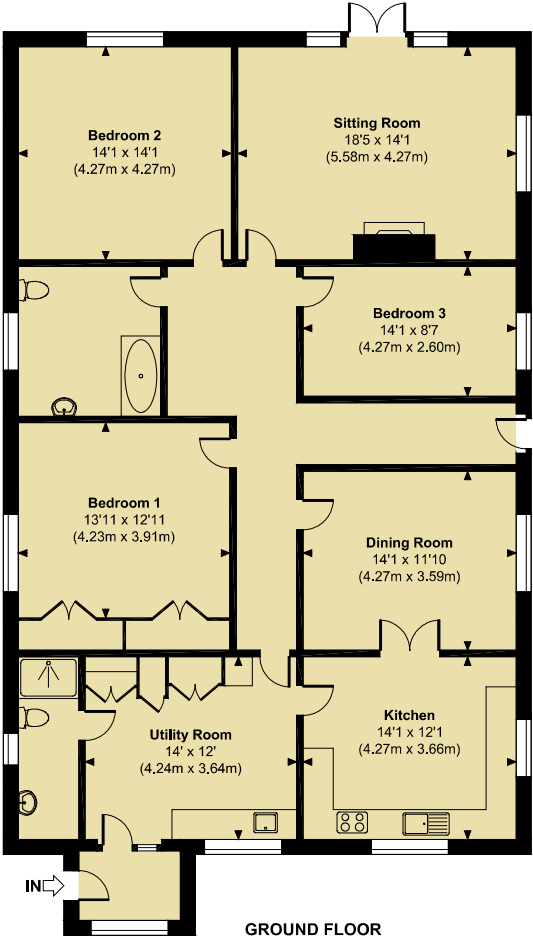
Sutton Wood House

Approximate Gross Internal Area
 Main House = 1746 Sq Ft / 162.20 Sq M
 Stores = 2487 Sq Ft / 231.06 Sq M
 Stable = 653 Sq Ft / 60.65 Sq M
 Kennel = 74 Sq Ft / 6.91 Sq M
 Total = 4960 Sq Ft / 460.82 Sq M

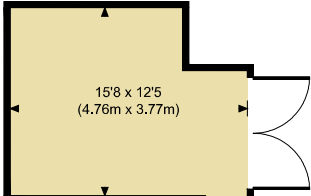
Outbuildings are not shown in correct orientation or location.



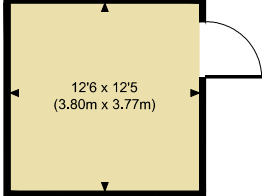
KENNEL



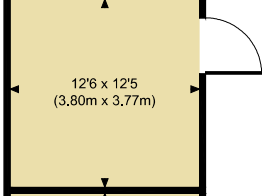
GROUND FLOOR



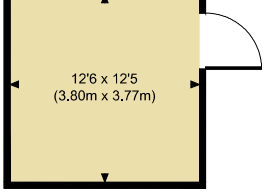
15'8 x 12'5
(4.76m x 3.77m)



12'6 x 12'5
(3.80m x 3.77m)

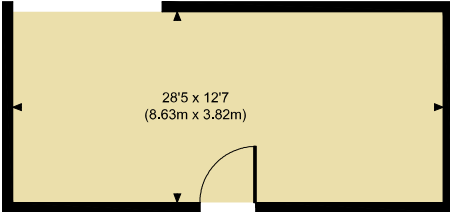


12'6 x 12'5
(3.80m x 3.77m)



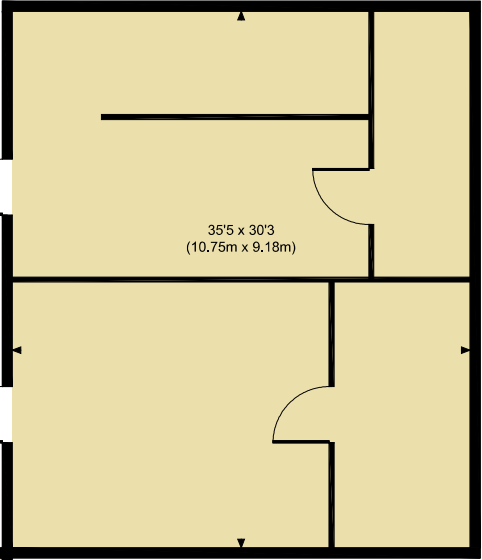
12'6 x 12'5
(3.80m x 3.77m)

STABLE



28'5 x 12'7
(8.63m x 3.82m)

STORE



35'5 x 30'3
(10.75m x 9.18m)

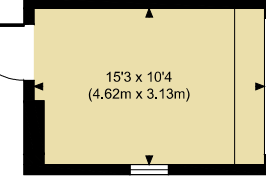


18'4 x 14'5
(5.57m x 4.37m)

18'3 x 12'11
(5.54m x 3.92m)

21'3 x 18'3
(6.46m x 5.54m)

STORES



15'3 x 10'4
(4.62m x 3.13m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

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

Broadband Availability

Standard broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council. Band F

Planning

The property still qualifies as a small holding. Reference 15/317/0227

Easements

Easement in place for power lines crossing the field.

Parking

Private parking.

Directions

From Alresford, take the A31 towards Alton. Proceed past a Shell garage on the right and along the road, passing a number of houses and the turning to the Watercress Line, on your left. At the end of the houses, turn left into Bighton Hill, signposted to Bighton. Proceed along the lane and after passing Hampshire Hills Glamping Site on the left, bear to the right and Sutton Wood House will be found soon after, on the right.



///prayers.wager.defends

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

Tom Woods

The Old Dairy, Sutton Scotney, Winchester

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t: 01962 763905 e: twoods@bcmwilsonhill.co.uk

NB: These particulars are as at March 2026.



IMPORTANT NOTICE

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Winchester

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