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Water Lane, Bishop's Sutton, Alresford, Hampshire, SO24 0AR









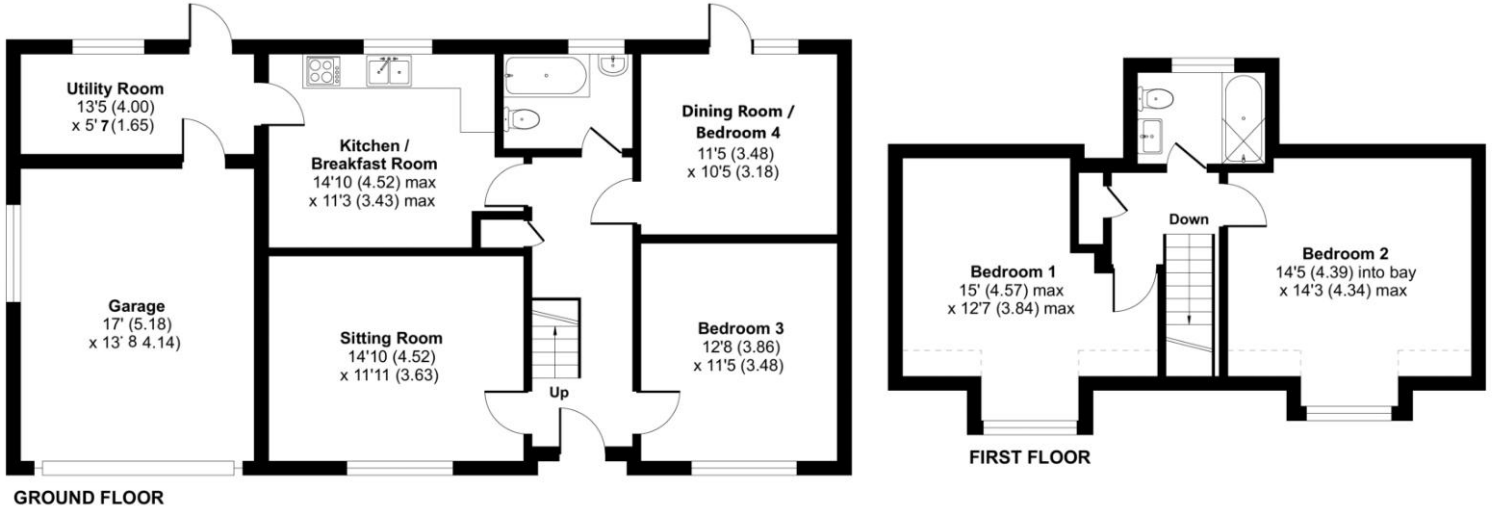


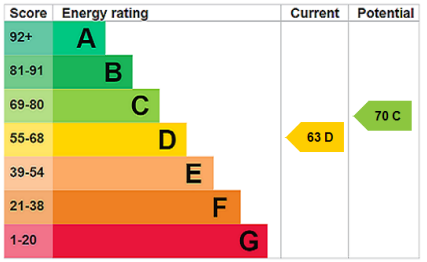
ACCOMMODATION

This well-proportioned detached three-bedroom family home offers spacious and versatile living accommodation throughout, whilst situated in a peaceful residential area of Bishop's Sutton. The home is presented in very good condition and offers plenty of scope to extend and utilise the large loft space above the garage (subject to obtaining the necessary planning consents). The garage and the room above are also ideal for conversion, subject to the necessary planning consents, offering excellent potential to create additional living accommodation. The chalet style property sits in a generous plot with a large gravel driveway to the front, providing ample parking for multiple cars. As you enter, you are greeted by a light and spacious entrance hallway with the sitting room to your left and a double bedroom to your right. The hallway then leads you on to the modern kitchen/breakfast room, complete with a log burning stove, a separate utility room with access to the garage and garden and a dining room with double doors opening to the garden. There is also the added benefit of a family bathroom serving the ground floor accommodation. The central staircase leads up from the hallway to the first-floor landing where you will find two further double bedrooms, both with dormer windows, served by another bathroom. Externally, there is an integral garage and a good-sized enclosed rear garden that is mainly laid to lawn and surrounded by beautiful mature flower beds. Disclaimer: This property is on a sewage treatment plant for the drainage, at a £400pa (payable monthly) maintenance charge run/managed by Winchester City Council.

Approximate Area = 1543 sq ft / 143.3 sq m (includes garage)
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Total = 1569 sq ft / 145.7 sq m
For identification only - Not to scale







Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 870747

Scan the QR code to find out more information about this property.

SITUATION

Bishop's Sutton is a charming Hampshire village offering a peaceful countryside setting while remaining conveniently connected. Surrounded by rolling farmland and scenic walks, the village enjoys a welcoming community atmosphere and a traditional village pub, with the nearby market town of Alresford providing an excellent range of independent shops, cafés, restaurants, and everyday amenities. The beautiful South Downs National Park and the River Itchen are within easy reach, offering superb opportunities for outdoor recreation. Winchester, with its extensive shopping, cultural attractions, and mainline rail services to London Waterloo, is just a short drive away, while the A31 provides convenient access to the wider road network. Combining rural tranquillity with excellent accessibility, Bishop's Sutton is an ideal location for those seeking a relaxed village lifestyle.



SPECIFICATION

- Detached chalet style home
- 3/4 double bedrooms
- Two bathrooms
- Kitchen/breakfast room and separate utility room
- Two reception rooms
- Large driveway
- Integral garage with potential to go into the eve's subject to planning
- Enclosed secluded rear garden

LOCAL AUTHORITY
Winchester City Council
Council Tax Band E

ASKING PRICE £750,000

TENURE
Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance