



Sutton Scotney, Winchester, Hampshire, SO2 | 3JT

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*Sutton Scotney, Winchester, Hampshire, SO21 3JT*

*Elegant, restored and extended 18th Century Grade II Listed village house of over 4200 sq ft*

Winchester Railway Station – London Waterloo: 57 minutes  
Micheldever Railway Station – London Waterloo: 63 minutes  
(Times approximate)



- Entrance hall • Bespoke kitchen/breakfast room • Reception room • Family/dining room • Drawing room • Utility room
- Cellar • Master bedroom suite with en-suite bathroom and dressing room • Five further bedrooms • Double car port • Gardens
- Planning permission for barn style detached residence available by separate treaty





## SITUATION

Set in glorious Hampshire countryside, Sutton Scotney is a small village, approximately 9 miles north of Winchester. It is mentioned in the Domesday Book and lies in the River Dever valley, forming part of the Wonston parish. The village has local shops and a pub, The Coach & Horses which dates back to 1762. One of the best-known residents was J. Arthur Rank who took the name of the village as part of his title when he was ennobled.

Winchester is a splendid historic Cathedral city with much character yet with a modern cosmopolitan feel. As well as national retail chains, Winchester is home to an array of independent boutique shops, fine restaurants, contemporary bars and an impressive farmers market. Schooling is typically outstanding. The local catchment schools are South Wonston Primary School, Henry Beaufort School and Peter Symonds Sixth Form College. Independent schools include The Pilgrims' School, St Swithun's School and Winchester College. Princes Mead and Twyford School are a short drive away.

Coast and country lifestyle pursuits are all within striking distance as the property is well placed for the South Downs National Park and The New Forest.

Communications are first class. There are fast links to London Waterloo from both Winchester and Micheldever railway stations and the M3, A34, A303 and A30 are within easy reach.



## PROPERTY AND ACCOMMODATION

Elegant, restored and extended 18th Century Grade II Listed village house of over 4200 sq ft. Whilst extending this much loved family home, the owners have retained its warmth and charm, cleverly blending the character of the original home with a modern contemporary twist which many are looking for today.

The moment you walk into the wide bright entrance hall, you are struck by the light which floods the house. All reception rooms lead directly from the hallway; it is beautifully designed to allow light to travel through the ground floor where a limestone floor flows from the hallway along to and throughout the kitchen.

The kitchen/breakfast room is over 30' long, has a beautiful vaulted ceiling, underfloor heating and is fitted with a bespoke Neptune English limed oak Henley kitchen and silestone quartz work surfaces. It has a wealth of built-in appliances including a wine cooler, steam oven and a two door electric Aga. With a two door gas hob module attached, there are effectively four working range ovens. An almost entire wall has bi-fold doors leading out to the terrace which, paved in complementary limestone, seamlessly takes the inside to the outside.

Double doors from the kitchen open into the snug/playroom which has an open fire. The drawing room is a warm yet impressive room, with an open fire place, large windows, and French windows to the garden. In the family room/dining room are beautiful low picture windows with views to the gardens. There is a cloakroom, and a

large well fitted utility room with a stable door to the garden; a door leads to the boiler room, where there is a pressurised water tank. The cellar has ventilation from a former coal hole window.

A sweeping staircase rises to the first floor landing. To the right, is the master bedroom suite. Its lobby area has a door to the en-suite bathroom which has a bath, walk in shower cubicle and double basin. Through the master bedroom is the dressing room. The guest room has an en-suite shower room. Two further double bedrooms and a large family bathroom are to the left of the landing. On the second floor is a charming suite in the eaves; there are two bedrooms, a bathroom and some eaves storage. All of the bathrooms have underfloor heating.





## OUTSIDE

The house is approached via private electric gates leading to a large gravelled drive, bordered on one side by a pretty thatch topped white-washed garden wall. There is ample parking, and a double barn style oak framed car port with a clay tiled roof. A gate leads through the courtyard wall to the gardens which have a large lime stoned terraced, lawns and well established beds with specimen shrubs and trees, giving colour throughout the year.

## PLOT – AVAILABLE BY SEPARATE TREATY

Within the grounds, detailed planning permission has been obtained for an additional barn style detached residence offering approx 140 sqm of accommodation and which will benefit from its own independent access, parking and garden space. Although consent has been approved for this property to be used as a stand-alone dwelling, its proximity to the existing main residence makes it an equally attractive proposition as an adjacent annexe for family members, guests or staff. Full details of the planning consent can be viewed on the Winchester City Council planning portal using reference: 16/01893/FUL.

## LOCAL AUTHORITY

Winchester City Council

## VIEWINGS

Viewings are strictly by prior appointments only with the agents.

## SERVICES

Mains electric, mains water. Private drainage. Oil central heating. Bottled gas for the Aga hob.

## TERMS

Price on application.  
Freehold

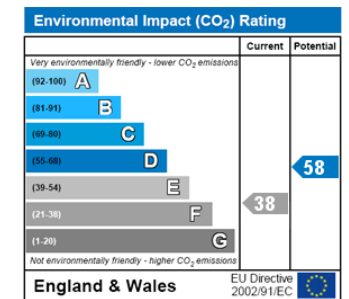
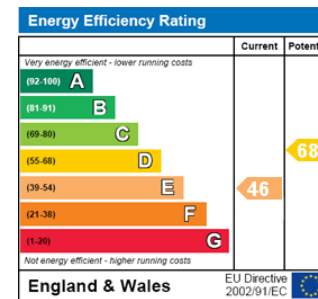


Architect's impression of the consented dwelling

## FIXTURES AND FITTINGS

All those items known as owner's fixtures and fittings together with fitted curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 4218 SQ FT 391.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & CAR PORT / STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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