

Hellards



At home in Bishops Sutton

3 Park View, Bishops Sutton

ALRESFORD, HAMPSHIRE, SO24 0AJ

Asking Price £325,000

- Character and Modern Features
- Extended Kitchen
- Modern White Bathroom Suite
- Two Double Bedrooms
- Private Rear Garden
- Village Location

This pretty, character cottage has been sympathetically updated to suit the requirements of modern living, whilst retaining some of its period features, which include Victorian style fireplaces. The cottage is centrally located in the popular village of Bishops Sutton, which is just 2 miles from Alresford. Bishops Sutton is on a bus route running between Alton and Winchester.

The property has benefited from having an extended kitchen, and is well-presented throughout. There is a flying freehold, with the original loft belonging to the adjoining cottage and the first floor bathroom being over the next door property.

On entering the property via the covered porch you step into the sitting/dining room (previously two rooms) with a central staircase leading to the first floor, thus still providing the property with a defined area for a dining table. This in turn leads through to the kitchen which has ample storage and a door to outside.

The first floor has two good size bedrooms and a newly fitted bathroom with a separate shower and bath.





To the rear of the property there is a shared patio area with steps up to a pathway that leads to the private rear garden, which is mainly laid to lawn with mature hedging.

The village of Bishops Sutton is located just 1.5 miles from the beautiful market town of Alresford with its varied mix of independent shops and businesses. There is a bus service from Bishops Sutton to Alresford, Winchester, Alton and Petersfield. The village is surrounded by lovely Hampshire countryside with a good variety of walks in all directions. There is an active community centred around the village hall and local pub.

AGENTS' NOTE

The property has a flying freehold. Prospective purchasers should seek legal advice before committing to a purchase.

SERVICES

Mains electricity and water. Electric heating. Private drainage system shared with No.4.

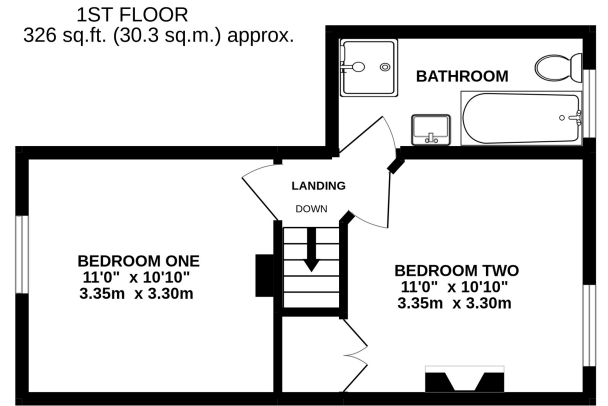
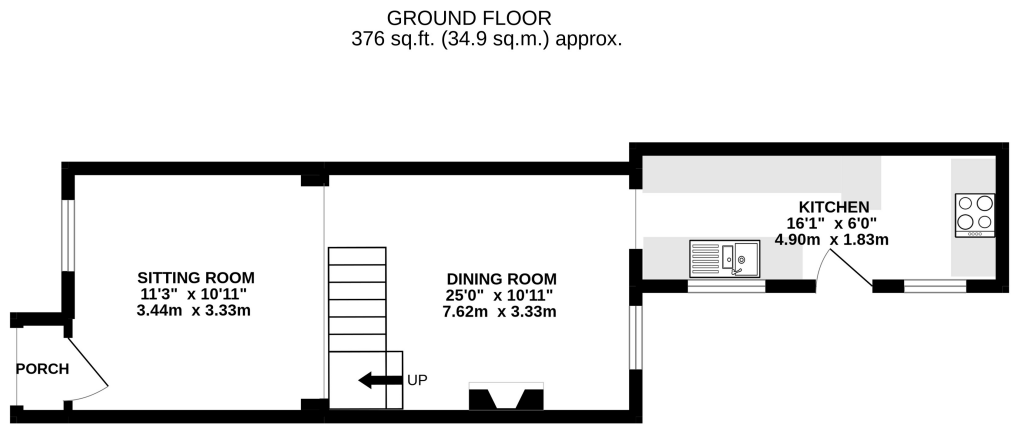
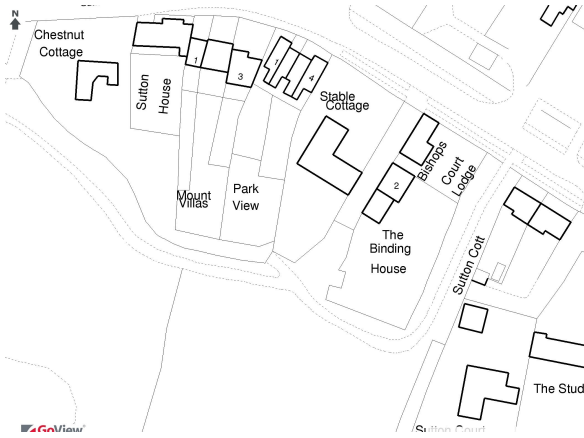
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

DIRECTIONS

From the centre of Alresford, proceed east along East Street towards Alton. On reaching the village of Bishops Sutton, continue past The Ship Inn and this house will be found after a short distance on the right hand side.





TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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