THE MILL HOUSE
SUTTON SCOTNEY • HAMPSHIRE

Family home set in glorious gardens within an attractive Hampshire village close to Winchester

Entrance hall • Drawing room • Sitting room • Dining room • Study
Kitchen • Breakfast room • Utility room • Cloakroom

Master bedroom with adjoining shower room and dressing room/bedroom 6
4 further bedrooms • 3 further bath or shower rooms • Cloakroom

Triple garage • Single garage • Log store

Gardens • Orchards • Ponds
Double bank fishing on the River Dever

In all about 3.3 acres.

Micheldever Station 3.8 miles (London Waterloo from 57 minutes)
Winchester 7.1 miles (London Waterloo from 58 minutes)
Andover 9.6 miles, Basingstoke 14.3 miles
Southampton Airport 19.3 miles
(Distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
The Mill House
The Mill House is believed to have been built in the 1920s, on the site of an older property and is constructed of brick under a clay tile roof. The rooms are well proportioned, many with south east facing views over the glorious gardens and are laid out to create a wonderful family home.

One end of the house has the potential to become an annexe as it has a separate entrance and staircase. Currently this is a study and utility room on the ground floor and first floor bedroom with adjoining bathroom.

Outside
The beautiful gardens are a particular feature of The Mill House. The property is surrounded by attractive gardens comprising a formal entrance drive with a circular sweep to the front of the property. The rear garden is secluded and fronts the River Dever. There are two orchards planted with a variety of fruit trees including damsons, apples, pears and mulberry. There is a bridge over the River Dever giving access to a number of ponds which are stocked with a large collection of water fowl. Fishing Rights are included with the property.

Situation
The Mill House is located in popular Sutton Scotney, a lively village about 7 miles to the north of Winchester set in the middle of rolling countryside with a village hall, pub and village shop. The house is adjacent to the recreation ground and less than a quarter of a mile of the farm shop.

South Wonston Primary School and Henry Beaufort Secondary School are the catchment area schools. St Swithun’s School for girls, Winchester College, Peter Symonds sixth form college as well as nearby Princes Mead, Twyford and Pilgrims prep schools are all within the surrounding area.

Sporting opportunities include golf at the Test Valley Golf Club in Overton, The Park Golf Club in Avington and Royal Winchester Golf Club. There is horse racing at Newbury, sailing on the Solent and fishing at the nearby Itchen and Test rivers. The surrounding countryside provides wonderful walks. There are also theatres and cinemas in both Winchester and Basingstoke.

There is a village shop/post office in Sutton Scotney and Winchester offers an excellent range of shops, restaurants and wider leisure facilities. There is a popular market in Winchester high street along with a regular farmers market. Basingstoke also offers excellent shopping with Festival Place shopping centre.

The train services to London Waterloo take around one hour from Micheldever Station, Winchester or Basingstoke. The A34, M3 and A303 roads for access to the Midlands, London, the south coast and the south west are within a short distance. There is a range of national and European flights from Southampton Airport which is about 19.5 miles away.
**Services**
Mains water, private drainage, mains electricity.
Oil fired central heating and bottled gas for the Aga.

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

**Directions (Postcode SO21 3LD)**
From the junction of the A34/A303 follow signs for Sutton Scotney and Stockbridge. After about 1 mile at the roundabout turn left and Mill House will be found almost immediately on your right.
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Approximate Gross Internal Floor Area
346.3 sq m / 3727 sq ft
Outbuildings = 85.1 sq m / 916 sq ft
Total = 431.4 sq m / 4643 sq ft

Ground Floor
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

First Floor
- Bedroom
- Bedroom
- Bedroom

Outbuildings
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.