



*At home in Bishops Sutton*

# Dell House, Bishops Sutton

ALRESFORD, HAMPSHIRE, SO24 0AA

## Asking Rent £ 3,250 PCM

- Exceptional Modern Family Home
- EPC Rating D
- Holding Deposit £750.00
- Deposit £3750.00
- Council Tax Band G
- Immaculately Presented
- Double Garage and Driveway Parking
- Pretty Village Setting
- Far Reaching Views over Adjacent Fields



A wonderful, modern house in a lovely village setting, just a mile from the market town of Alresford. Immaculately presented throughout, with superb attention to detail this is, in our opinion, an exceptional family home.





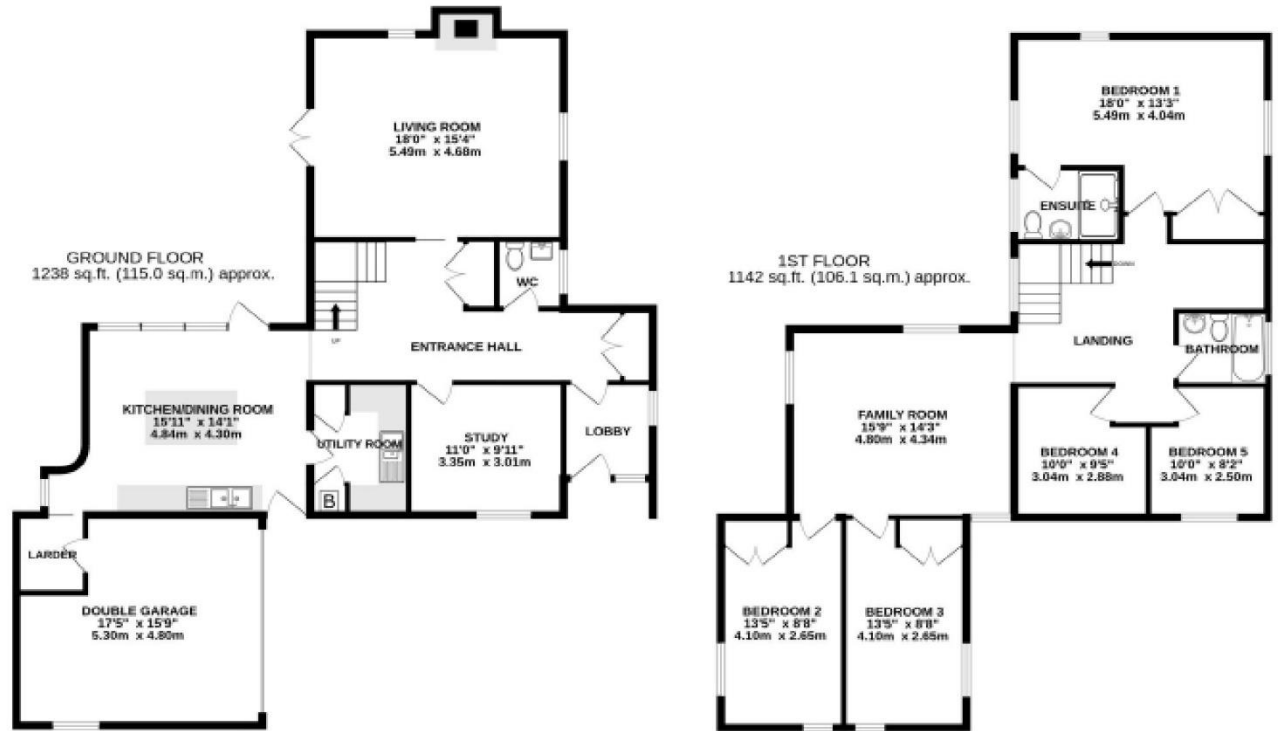
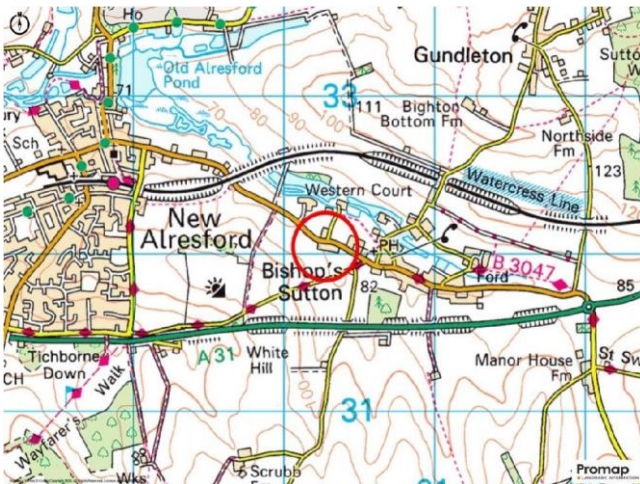
The property is approached from the driveway, with the front door opening to a lobby/boot room and on into the entrance hall, where there are two storage/coats cupboards, a cloakroom and stairs to the first floor. Off the hall is the spacious sitting room, featuring a fireplace and French doors to the garden, and an office/family room. The main focus of the house is the kitchen/dining room, which has large sliding windows and a door to a courtyard garden, allowing indoor/outdoor living. There is a range of smart kitchen units and quartz worktops plus integrated appliances and a matching island unit. A door opens to a fitted utility room. A further door leads through to a walk-in pantry room, and on into the double garage.

From the landing, there is a lovely view of the field behind. The main bedroom is a sizeable, triple-aspect room with a built-in double wardrobe and en-suite shower room. Bedrooms 2 and 3 both have built-in wardrobes and are located off a large family/games room. There are 2 further bedrooms and a bathroom.

Outside, there is a block paviour driveway in front of the double garage. To the side is an enclosed, lawned garden which enjoys a good deal of privacy and seclusion. There is an attractive courtyard and a further garden, which extends up to the field behind.

The village of Bishops Sutton is located just a short distance 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 in the village centred around the village hall and local pub.





TOTAL FLOOR AREA : 2381 sq.ft (221.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets 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
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	56	68
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DIRECTIONS**

From our office in the centre of Alresford, proceed out of the town along East Street. Follow the road in the direction of Bishops Sutton. As you approach the village, Dell House is the first property on the right hand side, located in a small service road.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

