Hellards

At home in Bishops Sutton

The Studio Flat, Sutton Court, Bishops Sutton Road
ALRESFORD, HAMPSHIRE, SO24 0AN

Asking Rent £ 750 PCM

- EPC Rating D
- Holding Deposit £173.07
- Deposit £865.35
- Council Tax Band A
- Triple Aspect Studio
- Modern Shower Room
- Off Road Parking Space
- Secure Gated Access
- Far Reaching Views

A delightful and naturally well lit first floor studio, with far reaching views.

Located in the popular village of Bishops Sutton, this studio is set behind a secure gated entrance, above a shared garage and accessed via an external staircase. Upon entering, the main living space is triple aspect, with far reaching views over the neighbouring gardens and countryside. At one end is the kitchen area, with a range of modern base units. There is a separate shower room, with white basin which includes a low level WC, vanity unit with inset wash basin and tiled shower cubicle.
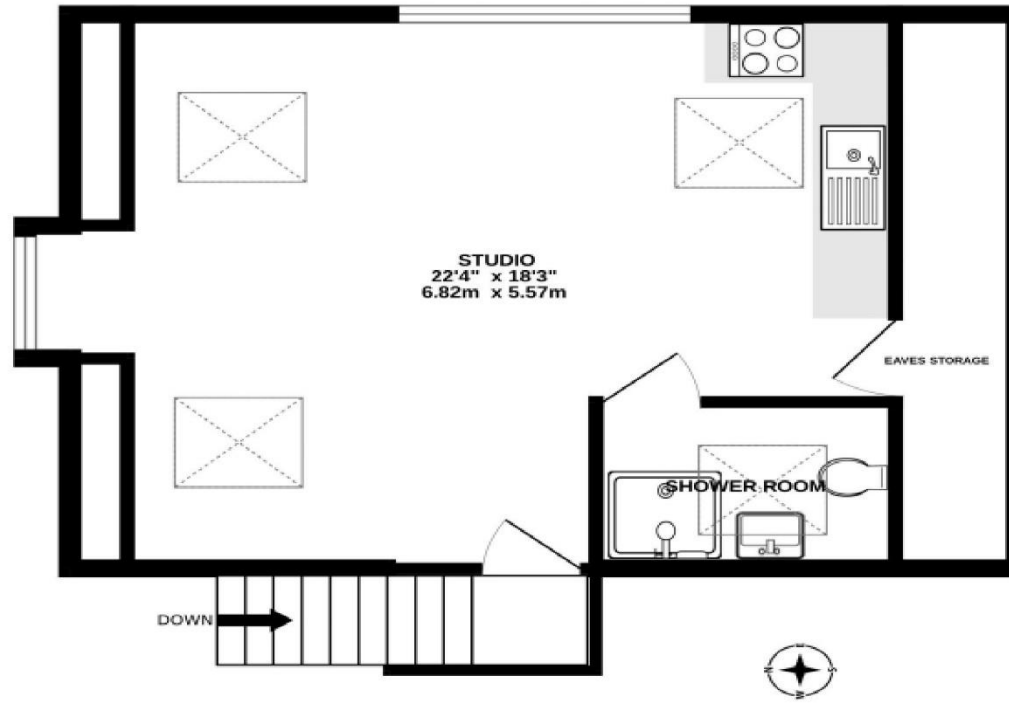
There is exclusive use of a washing machine and tumble drier, located in the garage below.

There is an off road parking space.

Bishops Sutton lies only a couple of miles to the east of the attractive market town of Alresford, where there is a wide variety of facilities, including schools for all ages, restaurants and public houses, doctor's surgery etc. Within the village itself is a Church, local pub and village hall and, being surrounded by miles of open countryside, there are also plenty of walks available in the vicinity. The major centres of Alton, Basingstoke and Winchester are within an easy drive - and all have mainline railway stations to London.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.

STUDIO
22'4" x 18'3"
6.82m x 5.57m

EAVES STORAGE

SHOWER ROOM

DOWN

TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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DIRECTIONS
From our offices in Broad Street, turn left into East Street and continue out of Alresford towards Bishops Sutton. Sutton Court will be found on the right hand side after The Ship public house and just after the Village Hall. Head up the driveway, where the main house can be found at the top, with electric double gates. The Studio can be found to the right of the main house.

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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.

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