



Hellards



At home in Bishops Sutton

Sutton Cottage, Bishops Sutton Road

BISHOPS SUTTON, ALRESFORD, HAMPSHIRE, SO24 0AN

Asking Rent £ 2,000 PCM

- Energy Performance Rating D
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band E
- Newly Redecorated Cottage
- Three Bedrooms
- Sitting and Dining Room
- Modern Kitchen with Appliances
- Shower Room
- Garden, Garage and Parking



A superbly presented cottage, located in the popular village of Bishops Sutton.





Having been recently redecorated throughout, this delightful home offers versatile accommodation, a garden and a garage.

Upon entering, there is a small hallway with doors through to the sitting room and dining room, and stairs to the first floor. The sitting room is dual aspect, with double doors through to the garden room. There is a feature inglenook fireplace, with electric fire. The dining room is a good size, and has alcove shelving. There is a modern kitchen, with built in AEG appliances and a view over the pretty rear garden. The sunroom features double doors out onto the patio. There is also a useful cloakroom just off the sunroom.

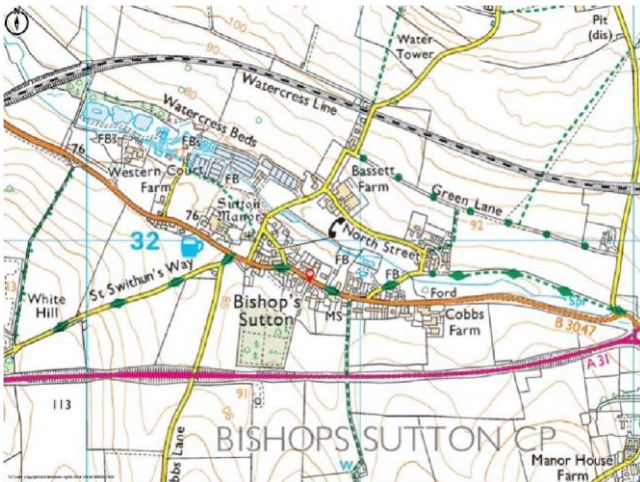
Upstairs, there is a half landing with a step up to the master bedroom, which features built-in storage. There is also a step up to the second bedroom, which again has built in-storage. There is a step up to the landing, with a sliding door into the modern shower room. There is a third bedroom, overlooking the rear garden.

To the front is a small garden with path to the front door. To the rear is a garage and off road parking, along with a pretty cottage garden.

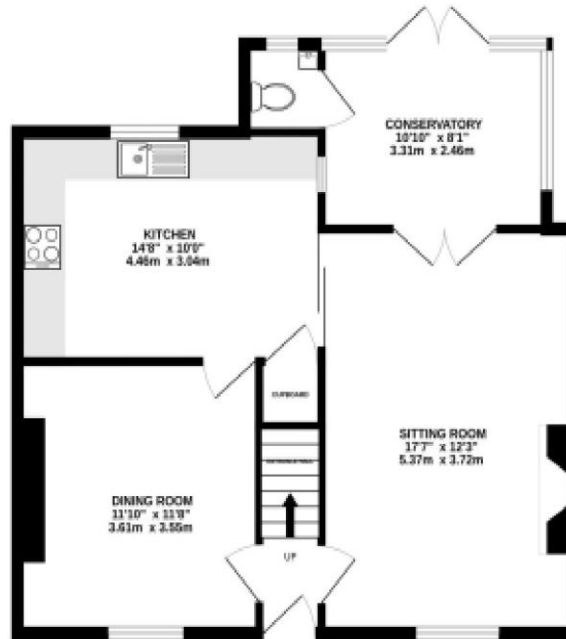
Ultrafast Broadband is available (source: Ofcom). A mobile signal is limited from EE, O2 and Vodafone, and none from Three (source: Ofcom).

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.

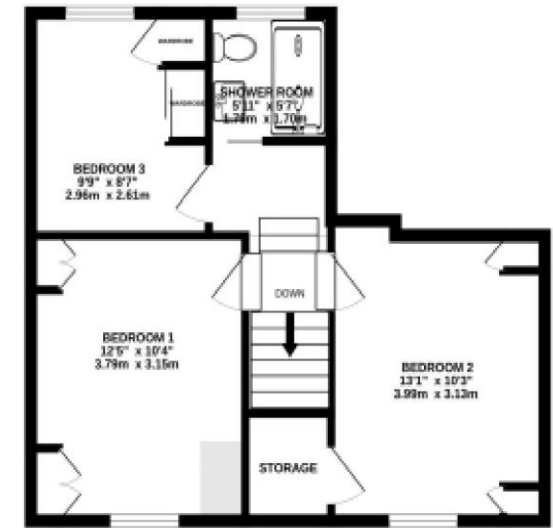




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our offices in Broad Street, turn left into East Street and continue out of Alresford towards Bishop's 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 parking can be found to the right, just before the electric double gates.

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.

