



## 2 HILL FARM COTTAGES

SUTTON SCOTNEY, WINCHESTER, HAMPSHIRE

**EVANS & PARTRIDGE**























# 2 HILL FARM COTTAGES, SUTTON SCOTNEY, WINCHESTER, HAMPSHIRE, SO21 3NT

**AN EXTENDED SEMI-DETACHED FORMER FARM WORKER'S COTTAGE PROVIDING CHARACTERFUL ACCOMMODATION WITH THE BENEFIT OF A GOOD SIZE WELL ENCLOSED MATURE GARDEN IN A RURAL SETTING TO THE NORTH EAST OF STOCKBRIDGE WITH EXCELLENT ROAD ACCESS TO WINCHESTER**

**ENTRANCE PORCH, ENTRANCE HALL  
LIVING ROOM, SITTING ROOM, DINING ROOM  
KITCHEN, INNER HALL, GROUND FLOOR SHOWER ROOM  
THREE BEDROOMS (TWO DOUBLES), FAMILY SHOWER ROOM  
SINGLE GARAGE/WORKSHOP, PARKING, TOTAL PLOT AROUND 0.25 ACRES  
ENCLOSED GARDENS WITH KITCHEN GARDEN AREA AND ORCHARD**

**OFFERS INVITED AROUND: £545,000 Freehold**

## DESCRIPTION

An extended semi-detached cottage with a two storey side extension and single storey rear extension, constructed of brick and tile clad elevations beneath a slate roof. The characterful accommodation comprises an entrance hall, good size living room and cosy sitting room (both with oak floors and fireplaces), and a farmhouse style kitchen leading into a dining room with vaulted ceiling. There is also a useful shower room on the ground floor. To the first floor there are three bedrooms and a family shower room which has space for a bath, if preferred. Outside the property has the benefit of off-road parking and a garage/workshop. The plot extends to about 0.25 acres, the gardens are well enclosed and there is also a kitchen garden area.

## LOCATION

The property is surrounded by open countryside and just a short distance from Barton Stacey and Sutton Scotney which offer everyday facilities including a Post Office/store, doctor's surgery, hairdressers, plant nursery, petrol station and public house together with an active village hall and recreation ground. It is conveniently located some ten miles from the cathedral city of Winchester. Stockbridge is just over eight miles away, the A303/A34 is also nearby providing excellent road access to London (via the M3) and the West Country. There is also a mainline railway station at Micheldever, (5.2 miles), which provides fast services to Waterloo.

## ACCOMMODATION

<b>Entrance Porch and Hall</b>	Panel door and window leading into ENTRANCE PORCH with vaulted ceiling. Two windows to either side aspect. Quarry tiled floor. Part obscure glazed panel door leads into ENTRANCE HALL: Staircase rising to first floor. Ledged latch doors into living room and sitting room. Exposed oak floor boards.
<b>Living Room</b>	(Large dual aspect reception room) Open brick fireplace housing rolled steel log burning stove on stone hearth with elaborate mantelpiece with display shelving. Glazed double doors to rear aspect. Window to front aspect. English oak exposed floor boards. Cornice and central pendant light point.
<b>Sitting Room</b>	(Cosy reception room) Exposed oak floor boards. Open fireplace with cast iron grate and oak edged quarry tiled hearth. Recess to either side of chimney breast with shelving. Exposed ceiling joists. Pendant light point. Window to front aspect. Full height shelving and door to side into understairs cupboard. Ledged latch door into:

<b>Farmhouse Style Kitchen</b>	Open fireplace housing Morsø cast iron multi-fuel stove with hand painted ceramic tiled surround on quarry tiled hearth, display sill over. Stainless steel sink unit with mixer tap and drainer. Solid beech block work surfaces with hand painted ceramic tiled splash backs. Range of low level cupboards and drawers. Wine racking. Slim-line Kenwood cooker with two ovens, grill and four ring ceramic hob. Recess and plumbing for dishwasher and washing machine. Space for under-counter fridge and freezer. Ceramic tiled floor. Window to side aspect. High ceiling with exposed joists and LED spot lights. Step up into:
<b>Dining Room</b>	Vaulted ceiling with exposed framework. Windows to side and rear aspect. Ceramic tiled floor. Wall lights. UPVC door to side aspect opening onto driveway. Pine latch door into:
<b>Inner Hall</b>	Ceramic tiled floor. Fuse boxes and meter. Latch doors into shower room and cupboard housing lagged copper cylinder with double immersion, cupboard above.
<b>Shower Room</b>	White suite comprising pedestal wash hand basin with tiled splash back, glass shelf and mirror fronted cabinet above. Low level WC. Glass door into shower enclosure. Profile ceiling. Window to rear aspect. Electric towel radiator.
<b>FIRST FLOOR</b>	Access to loft via hatch. Panel doors to bedrooms and bathroom. Three feature leaded fan lights (some with old drawings depicting police and robbery scenes).
<b>Principal Bedroom</b>	(Substantial dual aspect double bedroom) Windows to rear and front aspect, the front with far reaching views towards farmland and countryside. Pendant light point. Wall light points. (It may be possible to convert this room into two smaller bedrooms, if required).
<b>Bedroom Two</b>	(Double bedroom) T&G panelling to side of staircase. Cupboard over stair bulkhead. Built-in wardrobe cupboard to one side of chimney breast with cast iron fireplace (not in use). Two windows to front aspect with far reaching views toward farmland and countryside. Alcove. Pendant light point.
<b>Bedroom Three</b>	(Long single bedroom) Recess to either side of chimney breast. Built-in cupboards. Window to rear aspect. Pendant light point.
<b>Shower Room</b>	Ample space for bath with shower over, if preferred. White suite comprising wash hand basin with mixer tap and tiled splashback set into roll top sill, cupboards beneath and low level WC with concealed cistern to side. Sliding glass door into large enclosure with electric Mira Sport shower. Tiled floor. Window to rear aspect. Pendant light point.
<b>OUTSIDE</b>	Access off road onto tarmacadam track serving the property and its near neighbours. Sweeping gravel drive bordered by trees leads through twin ledged and braced gates onto an extended driveway providing parking and also access to:
<b>Single Garage/Workshop</b>	Constructed of brick and weather-board elevations beneath a slate roof. Timber garden store to rear with views over farmland.
<b>Main Rear and Front Garden</b>	MAIN REAR GARDEN: Comprises several seating areas with large lawn, well enclosed by hedging and trellis covered with climbing plants. Well stocked shrub and rose borders. Fruit trees. Opening in the hedging at far side boundary into a kitchen garden area with large aluminium frame greenhouse, timber garden shed and raised beds and orchard area, well enclosed by mature hedging. Wide gated paved path at gable end of the property leads round to FRONT GARDEN: Well enclosed by hedging and trees. Wild flowering cherry. Box hedging. Lawns with gravel and shrub borders. Flint edged ornamental pond (currently not in use).



<b>Services</b>	Mains electricity. Private water and drainage.
<b>Directions</b>	SO21 3NT
<b>Council Tax Band</b>	D

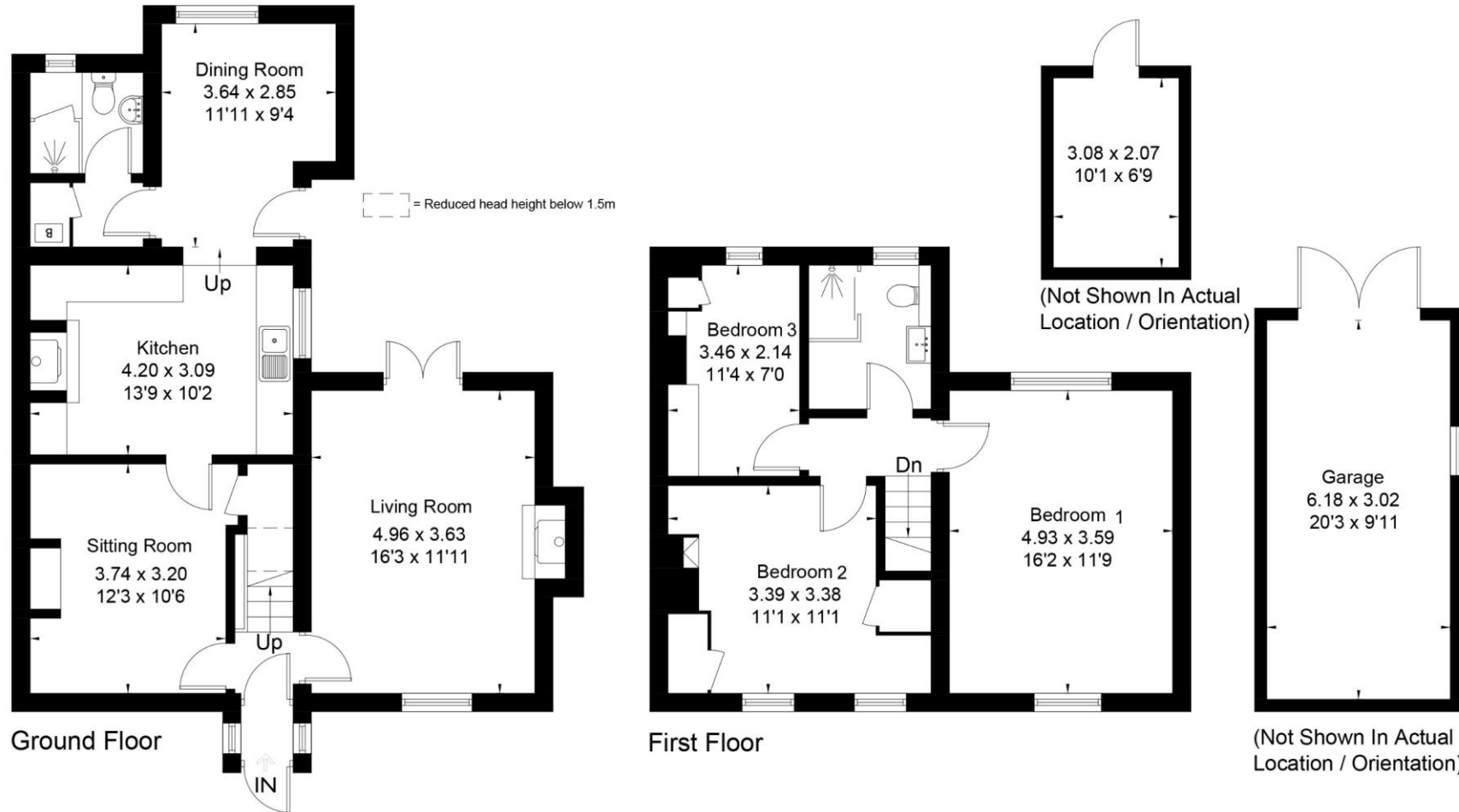
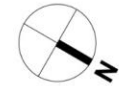
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Approximate Area = 117.9 sq m / 1269 sq ft  
 Outbuilding = 6.3 sq m / 68 sq ft  
 Garage = 18.6 sq m / 200 sq ft  
 Total = 142.8 sq m / 1537 sq ft  
 Including Limited Use Area (0.5 sq m / 5 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 312197

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	49	
	F		
	G		
Not energy efficient - higher running costs			71

England, Scotland & Wales EU Directive 2002/91/EC