



3 WICKHAM COTTAGES

Sutton Scotney, Hampshire, SO21 3JS



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Sutton Scotney, Hampshire,
SO21 3JS

A charming, modern
2-bedroom cottage which
is superbly presented and
located in the heart of the
village in a tucked away
position.

Guide Price: £475,000

Winchester 9 miles

Andover 10 miles

London Waterloo from Winchester

57 minutes

(Mileages and times approximate)





3 WICKHAM COTTAGES

A delightful, modern semi-detached cottage located within a tucked away position in Sutton Scotney, a short walk from local amenities. The cottage was built in 2011 and has been finished to a very good standard throughout.

Entering through the front door into the wide and bright entrance hall, off which is a downstairs WC and the kitchen and breakfast room. The kitchen is well fitted with oak worktops, bespoke units, tiled floor, fitted appliances and butler's sink. At the end of the entrance hall oak and glass panel double doors open into the delightful sitting and dining room. This is a very bright and spacious room with double doors opening out into the conservatory which is a recent addition and provides excellent further living space.

On the first floor there are two good double bedrooms; the first being the master bedroom, with large double wardrobe and en suite shower room. Bedroom two is a large double bedroom with fitted cupboards and there is a good size bath and shower room.

Large loft space which is fully boarded and gives good scope for potential conversion, subject to the necessary planning consents.

Outside there is a pretty cottage garden with a sizeable decking area, and a brick path leading down the garden which is flanked by well stocked flower beds and is a very good and attractive outdoor space. To the front the cottage there is a pretty front garden bordered with a picket fence, and a parking area with space for 2/3 cars. Side access to the garden.

SITUATION

3 Wickham Cottages is located in a quiet position in Sutton Scotney, a popular village to the north of Winchester. There is an excellent range of amenities in the village, including a public house, shop and post office and doctor's surgery, all of which are within easy walking distance of the house. The village is conveniently located for access onto the A43 and A303 giving fast access to both London and the west country. The cathedral city of Winchester is 9 miles away and provides a more comprehensive range of facilities, including a mainline railway station to London Waterloo. There is also a further railway station at Micheldever which is 4.6 miles away.



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity and private drainage (served by Bio Treatment System). Oil fired heating.

Broadband availability

superfast broadband available (Ofcom).

Mobile Phone Coverage

Good phone coverage available (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council. Band D

Parking

Private parking.

Postcode

SO21 3JS

Directions

Upon entering Sutton Scotney from Winchester, drop down the hill into the village. By the pub, turn left onto Stockbridge Road. Follow this lane along at the turning for Wickham

Cottages is in the right. Head up the drive and pass through the five bar gate, parking on you left.



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Viewings

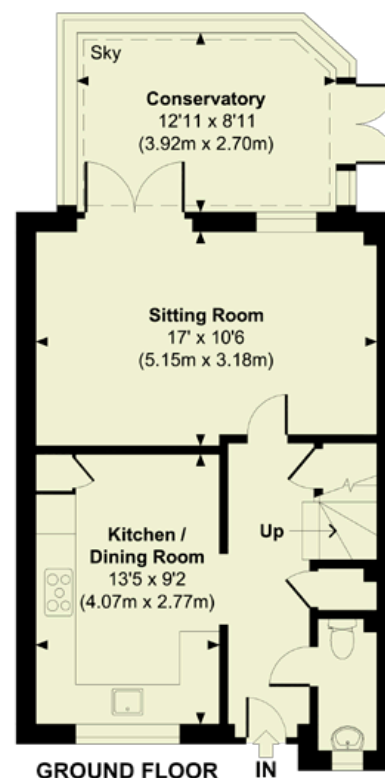
By appointment with BCM LLP only.

Selling Agent

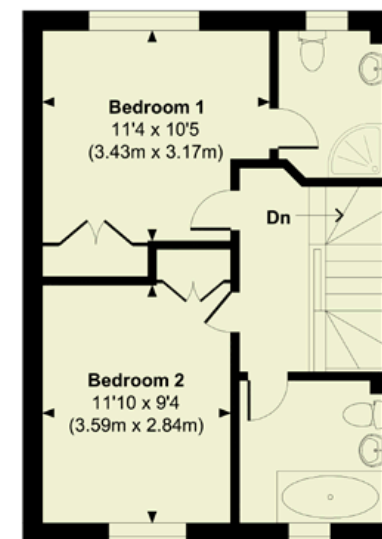
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NB These particulars are as at May 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Wickham Cottages

Approximate Gross Internal Area
Total = 954 Sq Ft / 88.67 Sq M



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Winchester

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