



# COBBLES

Sutton Scotney, Nr Winchester

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# COBBLES

Sutton Scotney, Nr Winchester

A superbly renovated Grade II listed village house

Micheldever station 4.4 miles (London Waterloo 55 minutes)

Winchester 7.6 miles (London Waterloo 57 minutes)

## Accommodation and amenities

- ◆ Reception hall
- ◆ Drawing room
- ◆ Dining room
- ◆ Sitting room
- ◆ Kitchen / breakfast room
- ◆ Utility room
- ◆ Cloakroom
- ◆ Cellar
  
- ◆ Master bedroom with en suite bathroom and dressing room
- ◆ Guest bedroom with en suite shower room
- ◆ 2 further bedrooms
- ◆ Family bathroom
- ◆ Top floor 5th bedroom, sitting room and bathroom
- ◆ Garden
- ◆ Oak framed garage

In all about 0.6 acres



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### Situation

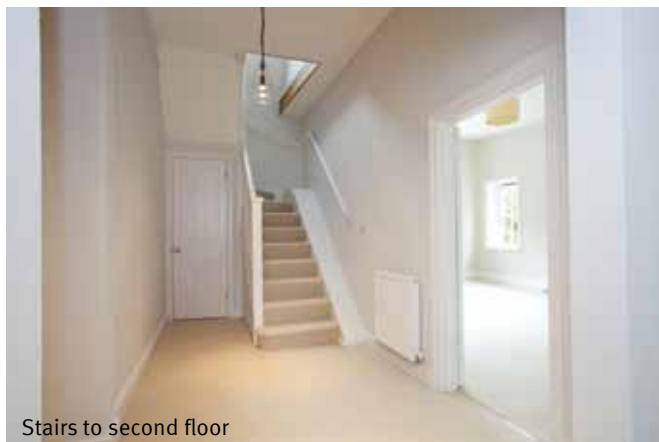
- ◆ Cobbles is situated in the village of Sutton Scotney which provides traditional village amenities including a useful shop, doctor's surgery and public house
- ◆ It is near the two well known market towns of Stockbridge and Alresford
- ◆ The train services to London Waterloo take under one hour from either Micheldever or Winchester
- ◆ The A34, M3 and A303, for access to the Midlands, London, the south coast and the south west are within a short distance
- ◆ There is a large selection of high quality local schools at both Winchester and nearby Farleigh
- ◆ Sporting opportunities include golf at the Park Golf Club in Avington and Royal Winchester Golf Club. The Test Valley is renowned for its chalk stream fishing and the south coast famed for its sailing

### Cobbles

Cobbles is an attractive and well-proportioned Grade II listed village house with recent additions, set in attractive mature gardens.

The house has recently been the subject of an intensive renovation project and is presented in a neutral style whilst still retaining its period feel.

The accommodation is as set out on the floorplans overleaf, but of particular note are the following:



Stairs to second floor



## Specification of renovation

### Kitchen

- ◆ Henley kitchen in English Oak by Neptune
- ◆ Polished Silestone (quartz) worktop in Lyra
- ◆ Villeroy & Bosch Double Belfast Sink with Perrin & Rowe fittings

### Kitchen appliances

- ◆ 2 door AGA in Pewter with 2 door gas hob module
- ◆ Neff Dishwasher
- ◆ Neff Steam Oven
- ◆ Neff Microwave
- ◆ Neff Warming Drawer
- ◆ Neff Full Height 70/30 Fridge Freezer
- ◆ Neff Under Counter Fridge
- ◆ Caple Split Zone Wine Cooler

### Flooring

- ◆ Ground Floor - Underfloor heated Limestone and Sisal
- ◆ First Floor & Second Floor - 100% wool carpets in Knightsbridge Cream

### Utility Room

- ◆ Chichester cabinets painted in Old Chalk, by Neptune
- ◆ Oak worktop
- ◆ Belfast Sink

### Bathrooms

- ◆ Fired Earth furniture, tiling and flooring

### Paintwork

- ◆ Farrow & Ball paints including Hardwick White and Mistle

### Directions

On entering Sutton Scotney from Winchester turn left just beside the Coach and Horses pub, onto Stockbridge Road. The driveway to the house will be seen on the right hand side after about ¼ mile

### Gardens and grounds

- ◆ The gravel driveway leads beside the house to an ample parking and turning area, beside the oak framed double car port
- ◆ The gardens are mainly laid to lawn and bordered by a variety of mature trees, shrubs and bushes
- ◆ There is a spacious patio leading from the kitchen





### Fixtures and Fittings

The freehold property is sold with all fixtures and fittings included.

### Services

Mains electricity, oil fired central heating, mains water supply and private drainage.

### Local Authority

Winchester City Council 01962 840222.

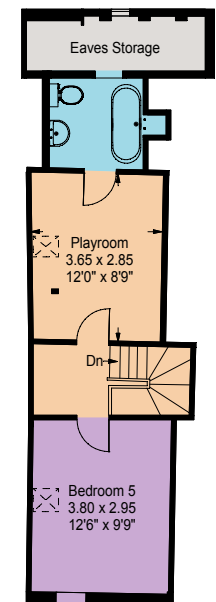
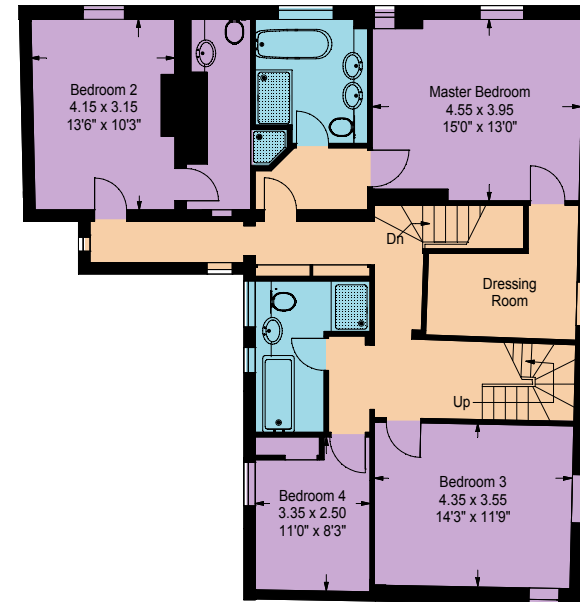
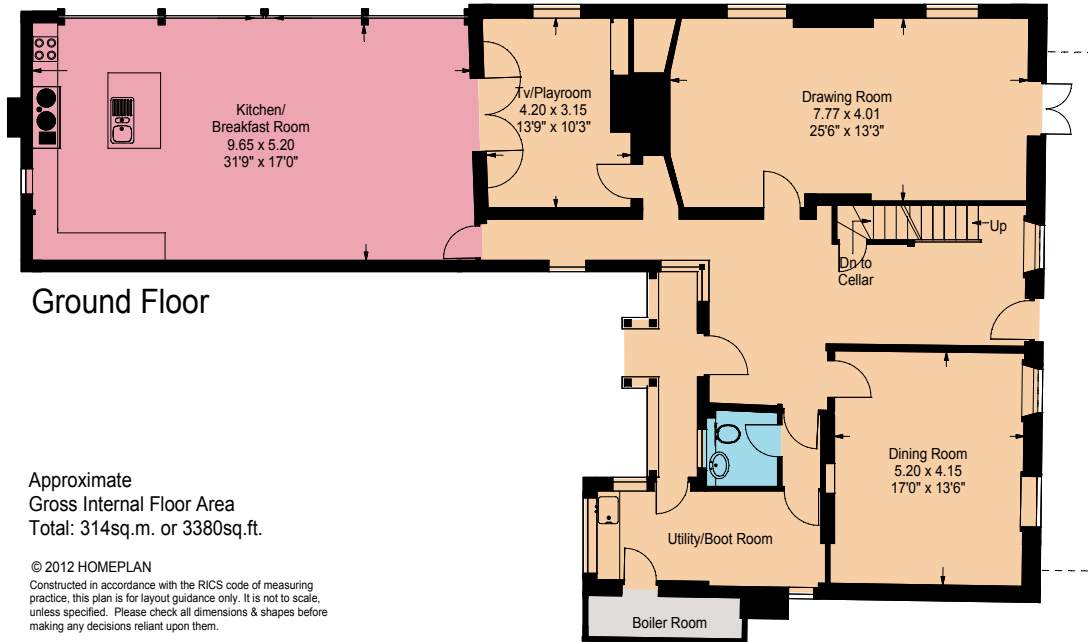
### Post Code

SO21 3JT.

### Viewing

By prior appointment only with the Agents. Reference: GC/318010.





Approximate  
Gross Internal Floor Area  
Total: 314sq.m. or 3380sq.ft.

© 2012 HOMEPLAN  
Constructed in accordance with the RICS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.

First Floor

Second Floor



This brochure is environmentally friendly



**EPC** The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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