



Delightful three-bedroom mid terrace homes

2 & 3 The Cottages, Stockbridge Road, Sutton Scotney, Winchester, SO21 3JW

Guide Price £475,000 Freehold



Stylish three bedroom homes • Feature bi folding doors leading out to south west facing garden • Principal suite with en-suite • Contemporary bathrooms • Fabulous village location • Allocated parking with EV charging points

Local Information

The village of Sutton Scotney lies to the North West of Winchester and is a thriving community.

A good range of local amenities include a shop, post office, public house, a garage and village hall.

The A303 and A34 are accessible, together with a railway station at Winchester and nearby Micheldever with services to London (Waterloo) in approximately an hour.

About this property

2 & 3 The Cottages are delightful three bedroom homes, in a bespoke development of just four brand new houses.

Located along a quiet lane in the middle of Sutton Scotney village, just 0.2 miles away from amenities, this pretty home has the benefits of modern day living.

The ground floor boasts a separate drawing room to the front of the property and to the rear, a modern open plan kitchen/dining area, with bi-folding doors leading to the south west garden.

There is storage under the stairs and a downstairs W.C.

On the first floor, there are 3 bedrooms (two double and 1 single) along with a stylish master bathroom. The principal suite benefits from a shower en-suite.

The rear garden, is tiered with a stylish patio area on the lower ground and landscaped on the upper part with a garden shed.

Externally to the front, there is allocated parking with EV charging, for the houses.

please note, the internal images are of 1 The Cottages

Tenure
Freehold

Council Tax
Band = TBC

Service Charge
Estimate £832.30 pa
(per dwelling)

All viewings will be accompanied and are strictly by prior arrangement through Savills Winchester RDS.
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1 The Cottages



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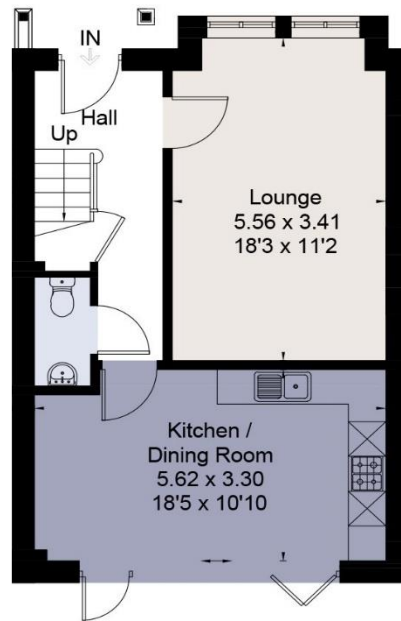
1 The Cottages

3 The Cottages, Stockbridge Road, Sutton Scotney, Winchester, SO21
Gross Internal Area 1074 sq ft

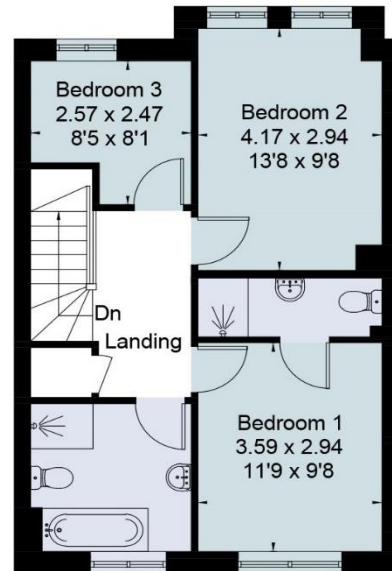
(2 The Cottages is the same floorplan but handed)

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Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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