



**PIGEONHOUSE COTTAGES, PIGEONHOUSE YARD, SUTTON SCOTNEY, SO21 3JU**

**Carter Jonas**

# PIGEONHOUSE COTTAGES, SUTTON SCOTNEY, SO21 3JU

Living room with fireplace • Kitchen / diner • Spacious hallway / utility room • 3 bedrooms • Family bathroom • Downstairs shower room • South-west facing garden • Allocated parking space • EPC rating D

## DESCRIPTION

A delightful contemporary home located on the edge of the ever-popular village of Sutton Scotney. The accommodation is well laid out, with the ground floor comprising a living room with exposed brick feature fireplace and a well-appointed kitchen with a range of base and eye level units and integrated double oven. In addition, there is a generous entrance hall which doubles as a utility / boot room and leads on to a downstairs shower room. From the rear hall French doors lead out onto the rear garden. There are three bedrooms on the first floor, all with built in storage cupboards and a family bathroom. The enclosed rear garden is lawned, and south-west facing and there is an allocated parking space with additional visitor parking spaces available.

## LOCATION

The village of Sutton Scotney has a post office, store, hair and beauty salon, doctor's surgery and public house. More comprehensive facilities can be found in Winchester, Andover, Stockbridge and Basingstoke. Winchester, Andover and Basingstoke have mainline railway stations to Waterloo and the South Coast. Micheldever Station is 3 miles away with services to London Waterloo. The road communications are excellent with access to the A34, A303 and M3 allowing fast road access to London, the South Coast and motorway network. Southampton Airport is about 22 miles away with regular services to Europe and worldwide connections. There are excellent sporting facilities within the area including walking and riding country, fishing in the renowned Itchen and Test and sailing on the Solent.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, electricity. Oil central heating. Septic tank.

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council.

**Council Tax Band:** C.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.

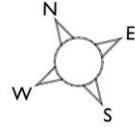
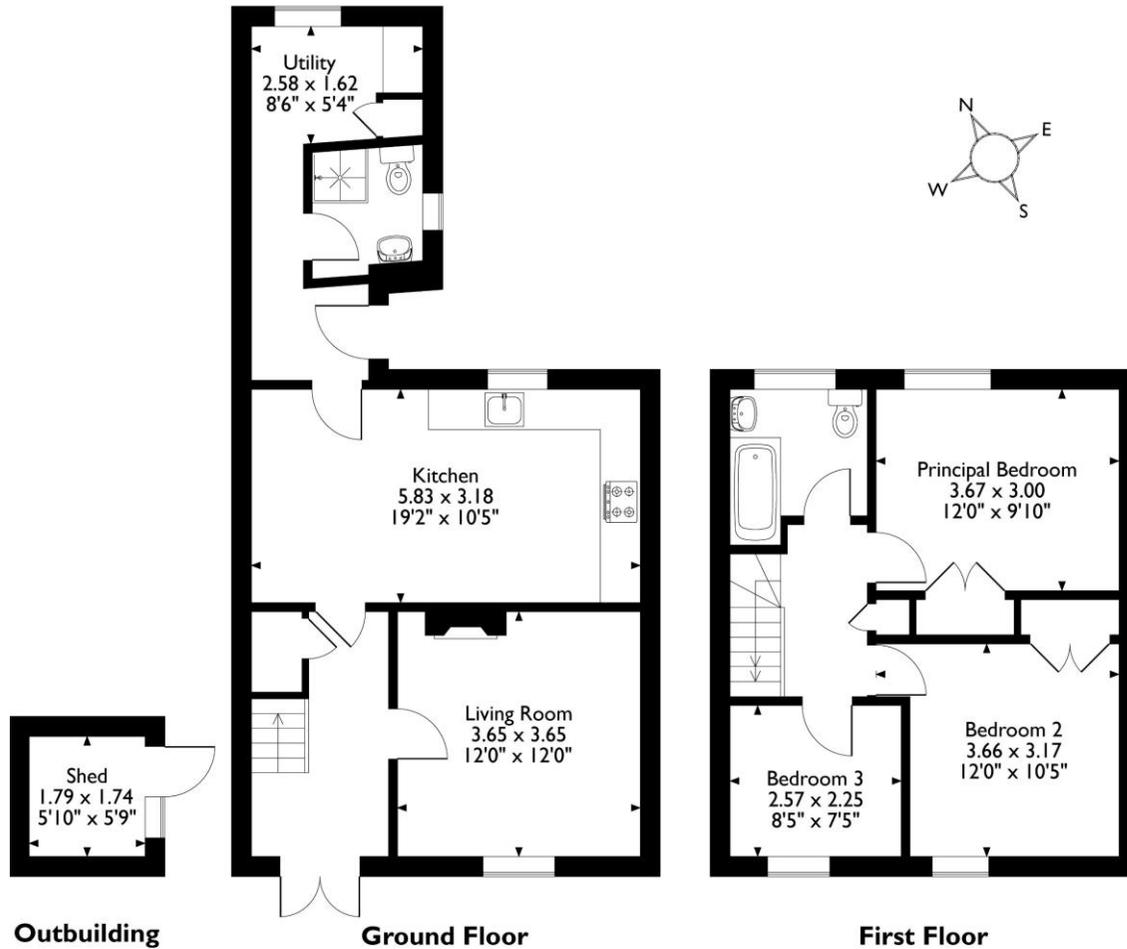
**CHARMING MODERN COTTAGE IN EDGE OF VILLAGE LOCATION. CONVENIENTLY LOCATED FOR ALL OF THE AMENITIES OF SUTTON SCOTNEY VILLAGE.**





# 10 Pigeonhouse Cottages, Pigeonhouse Yard, Winchester, Hampshire

Approximate Gross Internal Area  
 Main House = 94 Sq M/1011 Sq Ft  
 Outbuilding = 3 Sq M/32 Sq Ft  
 Total = 97 Sq M/1043 Sq Ft



## Outbuilding

## Ground Floor

## First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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 Offices throughout the UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - best saving costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher saving costs	F		
Very energy inefficient - highest saving costs	G		
		67	73

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## IMPORTANT INFORMATION

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