

CORNER COTTAGE



THE STREET ♦ LONG SUTTON ♦ HAMPSHIRE



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A delightful characterful cottage in a superb position in the heart of the village

Sitting room ♦ dining room ♦ study ♦ kitchen ♦ master bedroom with en-suite shower room ♦ 2 further bedrooms ♦ bathroom ♦ utility room ♦ downstairs shower room ♦ garage ♦ garden

Directions

From Farnham, proceed west along West Street. Turn right into Crondall Lane signposted to Crondall. After approximately 1 mile turn left signed towards Well / Long Sutton and then shortly after bear right. Continue in the same direction passing through the village of Well and follow the sign for Long Sutton. Proceed into the village passing Lord Wandsworth College, the primary school and the duck pond. Turn left in to Copse Lane and the driveway is immediately on your right.

Situation

Odiham 3 miles (4.8 km), Farnham 7.4 miles (11.9 km), Winchester station 6.5 miles (10.4 km), M3 (Junction 5) 4.3 miles (6.9 km) – all distances are approximate.

Corner Cottage is in the heart of the picturesque and highly sought after Hampshire village of Long Sutton. Nestled within rolling countryside there are footpaths and cycling opportunities around the village, as well as a popular primary school, village hall, church and duck pond in the centre. Odiham is within 3 miles and provides a wide range of shops and amenities catering for everyday needs including doctors, opticians and dentists as well as a Post Office and a good selection of restaurants.

The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities. The nearest mainline station is Winchester (from 49 minutes) to London Waterloo. The M3 (J5) provides fast access to the national motorway network as well as Southampton, Gatwick and Heathrow airports.



Description

Corner Cottage, known as one of Hampshire's treasures is an attractive brick and beam, Grade II listed semi-detached cottage with an abundance of character throughout. Situated opposite the village duck pond there is a pleasant outlook at the front. Believed to originate from the 17th century the front elevation is very appealing, with lead windows, dormers in the clay tiled roof and a traditional solid oak front door. The open plan sitting room and dining room has exposed oak beams and a wonderful inglenook fireplace with wood burning stove. The kitchen is fitted with wooden cabinetry and has windows looking out to the garden and a door leading out to the patio. There is a separate reception room being used as a study which leads in to a boot room / utility area with back door. On the ground floor there is also a recently fitted shower room.

Upstairs the master suite has a dressing room with fitted wardrobes and a shower room. There are two further bedrooms and a family bathroom.

Gardens and Grounds

The property is approached via a driveway and leads to a garage with double opening doors, side door and has power and light. The front garden is mainly laid to lawn with traditional cottage garden planting in the flower beds and a mature hedge boundary. There is a front gate with brick pathway leading up to the front door. To the rear of the house is a brick patio area with brick retaining walls and a pond. Leading up a set of steps is the main lawn with flower beds and established planting. A further area of terraced lawn leads to the rear of the plot where there is a kitchen garden with vegetable beds, shed and composting area.

Additional Information

Tenure: Freehold.

Services: Mains electricity and gas central heating. Private drainage.

Postal Address: Corner Cottage, The Street, Long Sutton, Hampshire RG29 1ST

Local Authority: Hart District Council.

Fixtures & Fittings: Certain fixtures & fittings such as the fitted carpets, curtains, light fittings, furniture and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Viewing: Strictly by appointment with Savills.

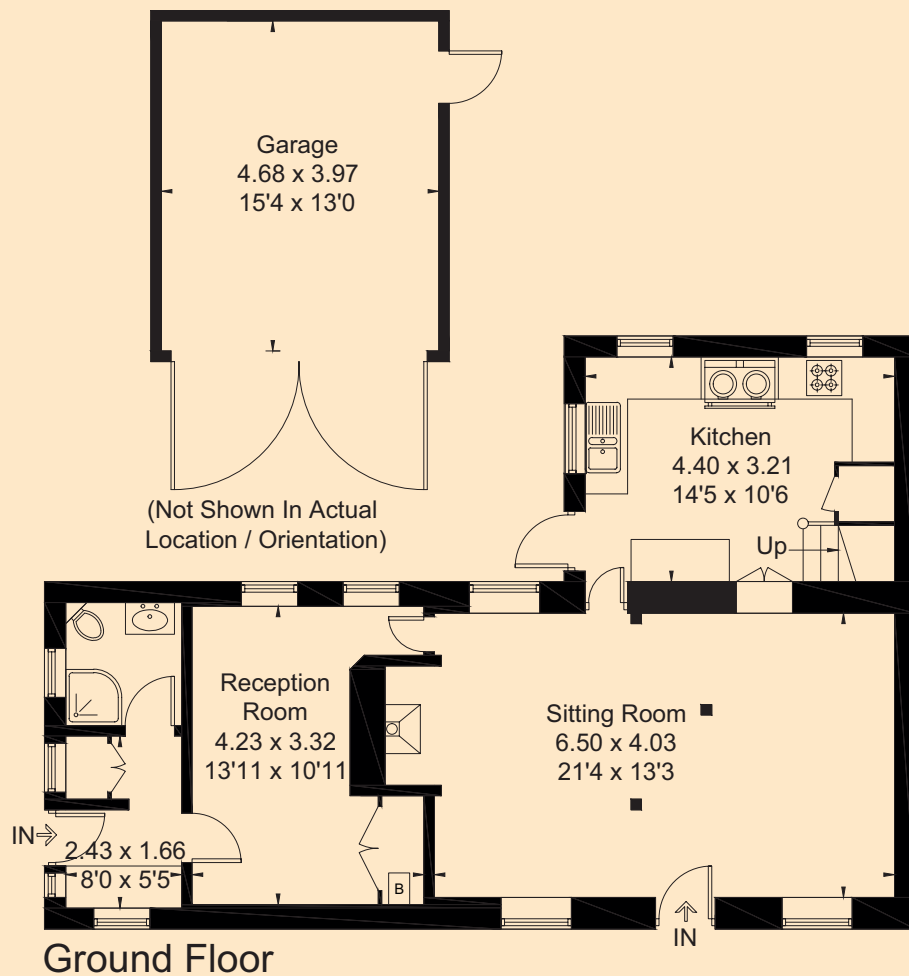


FLOORPLANS

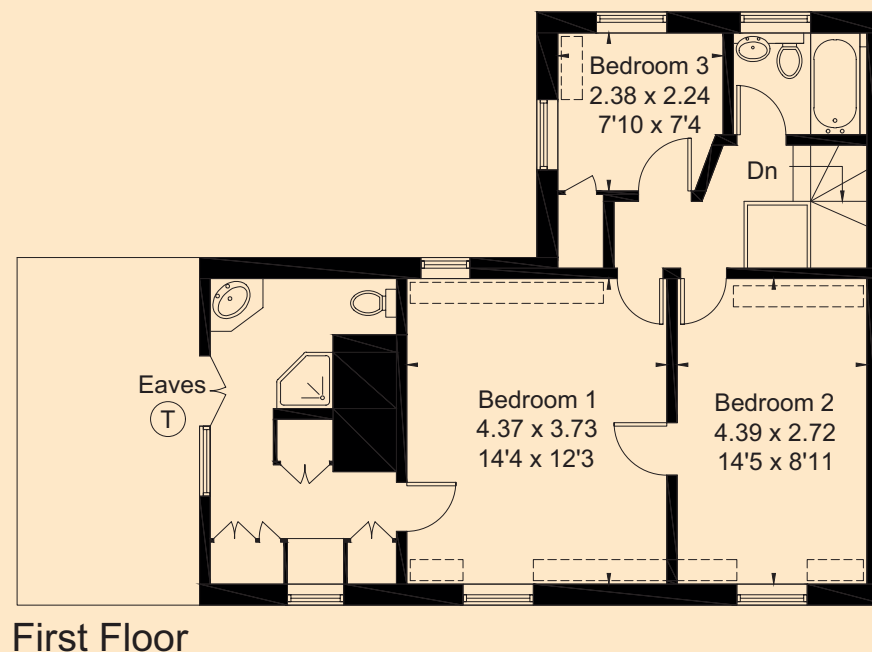
Gross Internal Area (approx) = 121.0 sq m / 1302 sq ft

Garage = 18.6 sq m / 200 sq ft

Total = 139.6 sq m / 1503 sq ft



= Reduced headroom below 1.5m / 5'0



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