



Charming character cottage with south facing garden

Manor Cottage, The Street, Long Sutton, Hampshire RG29 1ST

Freehold

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Grade II* listed • Sitting room • Dining room/Study • Kitchen • Two Bedrooms • Bathroom • Large south facing garden • Sought after village location

Local information

Manor Cottage is positioned within a Conservation Area on the edge of the picturesque and highly sought after Hampshire village of Long Sutton which has a village hall, church and a public house. Within three miles the pretty market town of Odiham offers a more extensive range of day to day shopping facilities. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities. The nearest mainline station is Winchfield (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. There is a popular primary school, the sought after senior school Lord Wandsworth College. There is a further choice of schools within reach including, Robert Mays in Odiham, Alton College, Daneshill, Edgeborough, Yately Manor, and St Neots. Nestled within rolling Hampshire countryside there is an excellent network of local footpaths and a choice of lanes for cycling.

About this property

Manor Cottage is a charming Grade II* listed, characterful, detached cottage. Throughout, the property has appealing features typical of a farm cottage and is in need of updating. There is a pre-application in process to enlarge the kitchen and provide an upstairs dining room. There is a sitting room and dining, which could be used as a study. Both rooms have

characterful beams and windows on the south side overlooking the garden and the sitting room has a fireplace. The kitchen also enjoys views over the garden and is fitted with a traditional array of cabinets. The bathroom is currently on the ground floor. Upstairs there are two bright double bedrooms, enjoying elevated south facing, garden views.

Outside, Manor Cottage has a gravelled parking area access through a five bar gate and a charming stepping stone path leading to the front door. The south facing, level garden surrounds the property on two sides, measuring approximately a quarter of an acre, and is bordered by established mixed hedging, laid to lawn and planted with fruit and blossom trees. There are extensive vegetable beds and a large detached shed with log store, which has potential to be converted into a home office, subject to planning consents.

Services
Mains water, gas and electricity.
Private drainage.

Agents note
For more information on the pre-application for the please contact our office.

Tenure
Freehold

Local Authority
Hart District Council

EPC rating = NA





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Gross internal area (approx) 708 sq ft / 66 sq m

Outbuildings 205 sq ft / 19 sq m

Total 913 sq ft / 85 sq m

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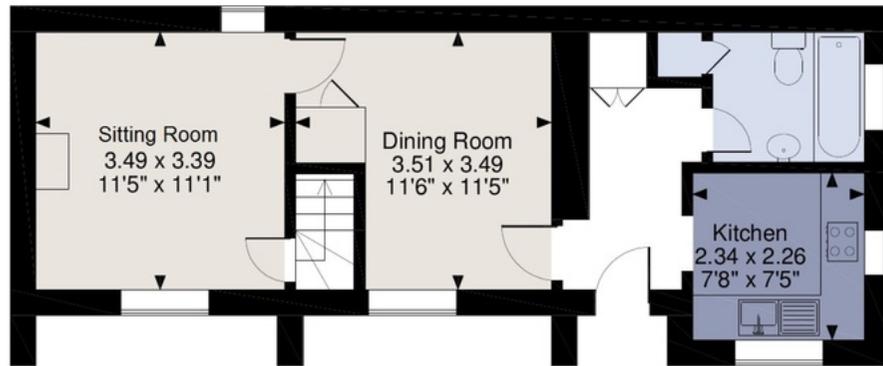
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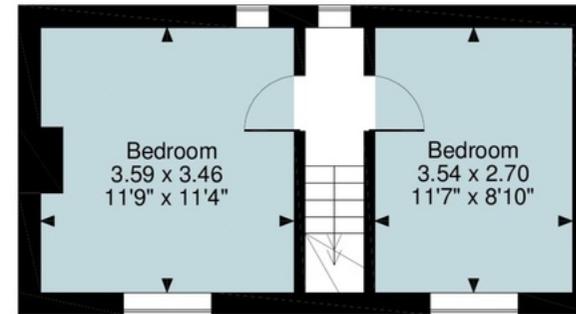


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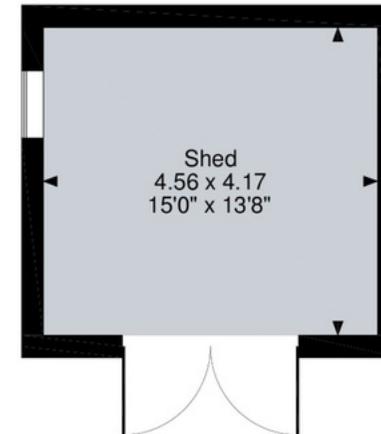
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Ground Floor



First Floor



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