



# A delightful period cottage in a stunning position

**Rose Cottage, Sutton Wood Lane, Bighton, Alresford, Hampshire SO24 9SG**

Freehold





Sitting room • Dining room • Kitchen • 3/4 bedrooms • Bedroom 4/Study • Cloakroom • Shower room • Bathroom • Garage • Storage shed • Shed • Gardens • Paddock • In all about 2.4 acres

### Situation

Bighton is a rural hamlet surrounded by beautiful countryside between the village of Ropley and the market town of Alresford. Although in a rural location, it is not isolated with the nearby village of Ropley providing a village store with a post office and the Georgian market town of Alresford approximately 3 miles away. The A31 provides a good link to Winchester and Alton, both of which have excellent amenities including mainline stations to London Waterloo. The M3 motorway and the A3 give excellent access to London, Gatwick, Heathrow and the M25 and the national motorway network and in a southerly direction to the International Airport at Southampton. There are excellent schools nearby including St Swithuns School for Girls, Winchester College, Bedales, Prince's Mead, Twyford and Ropley C of E Primary School.

### Description

Rose Cottage is Grade II listed and comes with a wealth of character including a delightful fitted kitchen, with inglenook fireplace and a range of bespoke fitted units comprising cupboard and drawer sections with work surfaces over. A dining room provides space for formal entertaining, and a large sitting room is a particularly generous room with central fireplace providing a great living area. There is a study/bedroom 4 at ground floor level. At first floor there are three bedrooms including a main bedroom, a guest bedroom with en suite shower room, and the family bathroom services the remaining bedrooms.

The grounds of the property are significant, extending to circa 2.4 acres including delightful gardens which surround the cottage and extend up towards the paddock at the far end. The paddock provides fantastic level grazing and there are some amazing views over the surrounding countryside. In summary, a delightful period family home occupying one of the most sought-after locations within Hampshire





**Accommodation**

See floor plans

**Tenure**

Freehold.

**Services**

Mains electricity. Private water and drainage.

**Outgoings**

Council Tax - Band G

**Post Code**

SO24 9SG

**Local Authority**

Winchester City Council

**Viewing**

Strictly by appointment with Savills.





Approximate Area = 135.3 sq m / 1456 sq ft  
Garage = 27.2 sq m / 293 sq ft  
Storage Shed = 12.5 sq m / 134 sq ft  
Total = 175 sq m / 1883 sq ft  
(Excluding Void / Shed)  
Including Limited Use Area (14.4 sq m / 155 sq ft)  
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