

COBBS FARM

SUTTON WOOD LANE • BRIGHTON





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SUTTON WOOD LANE • BIGHTON • ALRESFORD • HAMPSHIRE • SO24 9SG

A DELIGHTFUL GRADE II LISTED FAMILY HOME SET IN A STUNNING LOCATION IN ABOUT 1.61 ACRES OF GROUNDS OFFERING A REAL LIFESTYLE OPPORTUNITY WITHIN PRIME HAMPSHIRE COUNTRYSIDE

ACCOMMODATION

Sitting room • Dining room • Study • Kitchen/breakfast room • Utility room • Cellar • Inner hallway
Shower room • 5 bedrooms • Family bathroom • Separate WC

Barn and garden store • Gardens

In all about 1.61 acres



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SITUATION

Cobbs Farm in Bighton is situated in a tucked away location amongst beautiful rolling countryside between the village of Ropley and the market town of Alresford. Although in this rural location, it is not isolated with the nearby village of Ropley providing a village store with a post office and the small Georgian market town of Alresford approximately 3 miles away. The A31 provides a good link to the cathedral city of Winchester and to 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 is superb range of schools including St Swithuns School for Girls, Winchester College, Bedales, Prince's Mead, Twyford and Ropley C of E Primary School.

DESCRIPTION

A good-looking detached family home with five bedrooms and three principal reception rooms. The property comes with a wealth of character reflecting its period origins including exposed ceiling timbers in many of the original rooms. The kitchen is a particularly charming living space and comes with a range of bespoke hand-built units including cupboard and drawer sections with work surfaces over. A central Aga completes the farmhouse feel and creates a really welcoming living space. The dining room with its large Inglenook fireplace is the perfect space for formal entertaining. Towards the rear of the property is the circular sitting room with central fireplace, a great area for everyday living, and with doors opening out onto the rear terrace it links in well with the external environment. A study provides the perfect home working space but could also be used as a snug/family room.

At first floor level there are five bedrooms including a circular room which is particularly unique and enjoys an outlook over the gardens.

OUTSIDE

The property is approached via a five-bar gate which opens onto the driveway providing parking for a number of vehicles. The detached barn is a fantastic outbuilding currently used as garden store, tool shed and storage, this outbuilding extends to approximately 650 sq. ft. The grounds are a real feature of Cobbs farm and have a large expanse of the lawn interspersed by fruit trees / orchard as well as some attractive planting closer to the property. The grounds which measure about 1.61 acres extend up to the boundary which adjoins open country to the rear. The property offers a superb location which provides the perfect environment for family living.



ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains electricity. Private water and drainage. Oil-fired central heating.

OUTGOINGS

Council Tax – Band G.

POSTCODE

SO24 9SG

LOCAL AUTHORITY

Winchester City Council

VIEWING

Strictly by appointment with Savills.

AGENTS NOTE

We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.



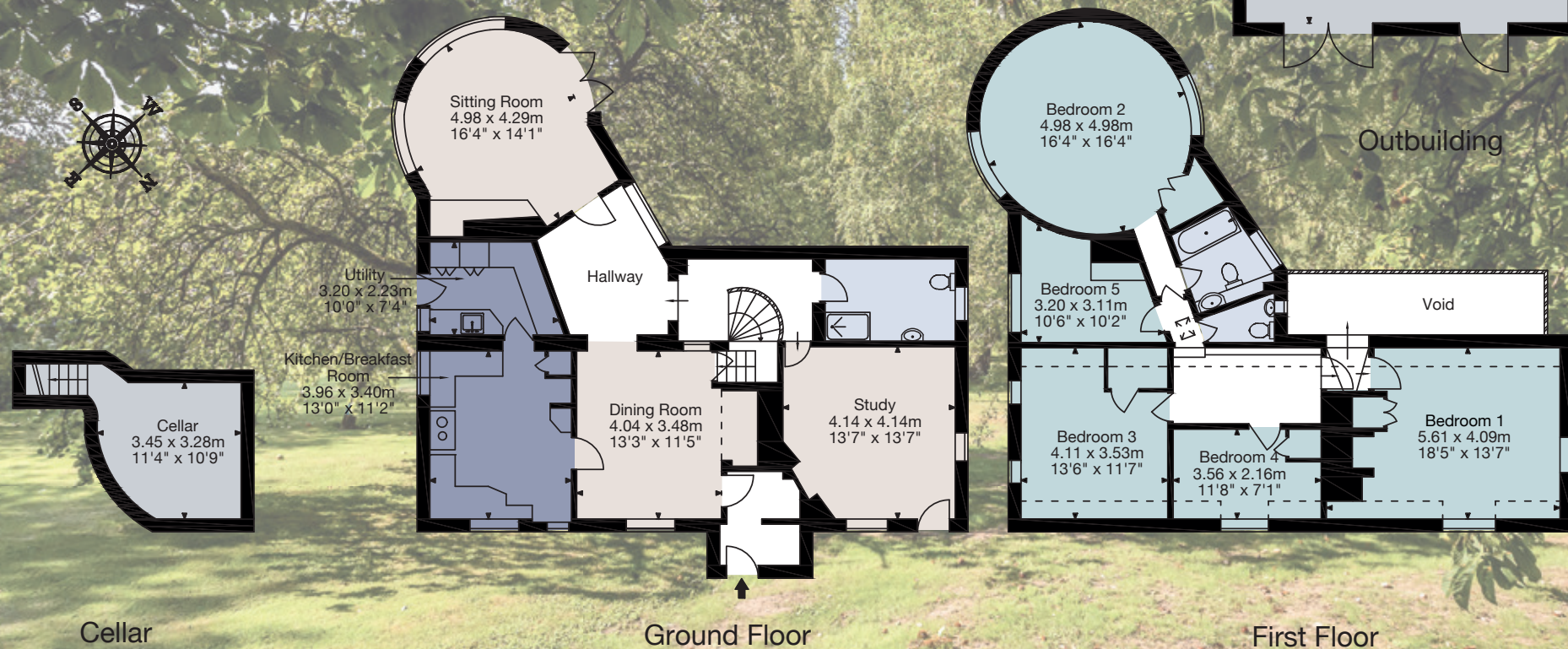
Cobbs Farm, Sutton Wood Lane, Brighton SO24 9SG

Gross Internal Area (Approx)

Main House 210 sq m/2,259 sq ft

Outbuilding 60 sq m/650 sq ft

Total Area 270 sq m/2,909 sq ft



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