



The Gables, The Street,
Long Sutton, Hampshire

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The Gables The Street, Long Sutton, Hampshire RG29 1SR

A versatile detached bungalow with a beautiful wrap-around garden, of 0.25 of an acre in a coveted Hampshire village

Odiham 3 miles, M3 (Junction 5) 4.3 miles, Winchfield train station 6.4 miles (London Waterloo 50 minutes), Farnham 7 miles, Basingstoke 9.6 miles, Guildford 19 miles

Porch | Sitting room | Kitchen | Dining room
Utility | 2 Bedrooms | Family bathroom | Garden
Garage | Workshop | Outbuilding | EPC rating D

The property

The Gables is an attractive single-storey property that offers light-filled, flexible accommodation within a scenic, sought-after village setting. The property offers excellent scope to extend, subject to the required planning consents.

The bright entrance porch opens into the sociable central sitting room, a light-filled dual-aspect space with a brick feature fire and stove, fitted cabinet and various aspects of the pretty garden. This space flows naturally through into the south-westerly facing dining room and into the kitchen, with its range of cabinetry, worksurfaces and appliances. Alongside is a useful utility/garden room opening to the rear terrace.

There are a pair of pleasing and well-proportioned bedrooms, both with built-in wardrobes and peaceful garden views. The rooms are well-served by the family bathroom

which benefits from a separate walk-in shower and bathtub.

Outside

The property is approached off a gravelled driveway and forecourt giving access to the detached garage. The manicured and meandering level lawned garden, wraps around the home, surrounded by neatly trimmed hedging, with topiary, shrubs and a wealth of colourful, mature planting schemes, trees and well-stocked borders interspersed. The rear garden enjoys a large, paved terrace, ideal for al fresco dining. There is also a decorative pond, a timber-clad summer house/outbuilding and a separate gravelled and fenced area leading to the adaptable detached workshop.

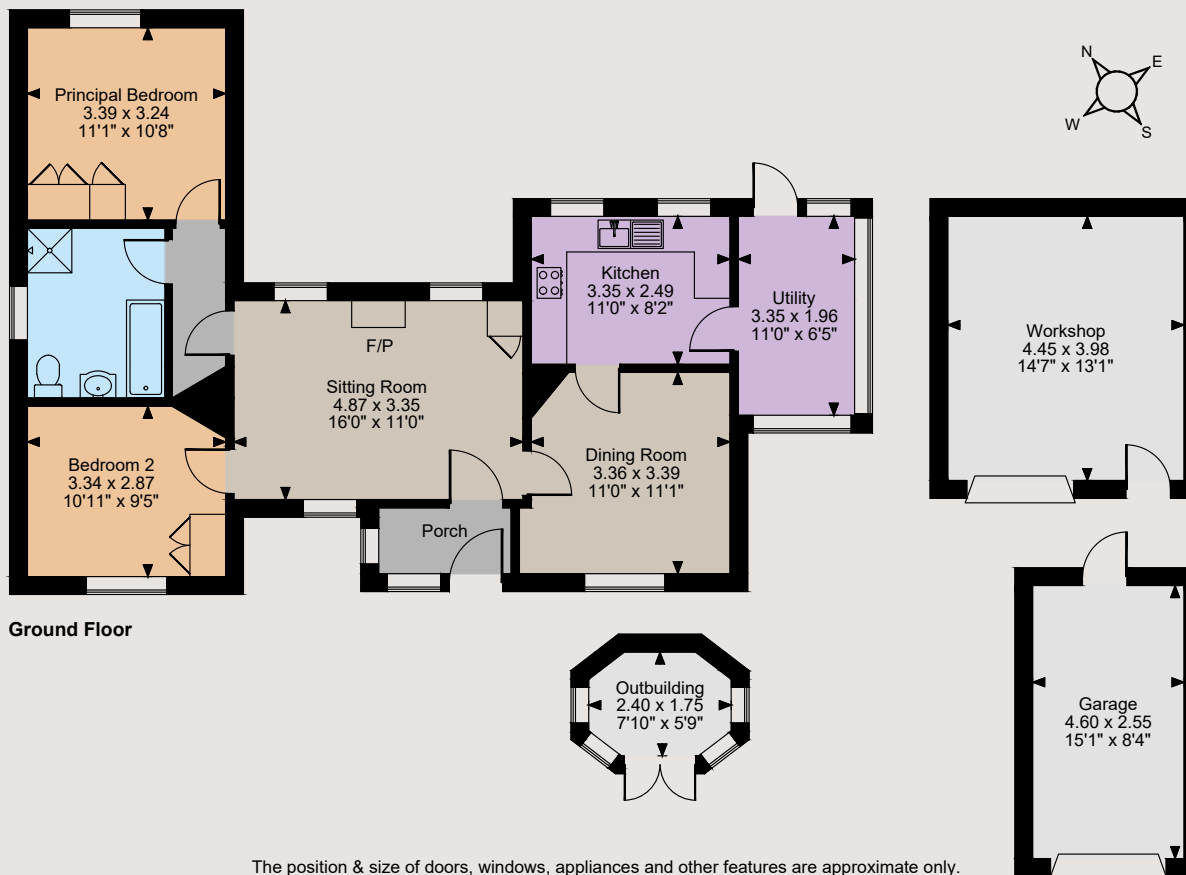
Location

Picturesque, Long Sutton has a landmark village pond at its heart, with local amenities including a village hall which hosts a calendar of events, a parish church, a public house and a well-regarded primary school, with renowned Lord Wandsworth College situated on its south-eastern fringes. Within easy reach is historic Odiham which provides a good range of amenities for day-to-day needs, with a small supermarket, post office, independent shops, coffee shops and restaurants, along with a health centre and dental practices. For commuters, there are mainline stations at Hook and Winchfield and road-users have easy access to the M3 which links to the wider road network. Further schooling in the vicinity includes Robert May's School, Wellesley, St Neots and St. Nicholas' School.

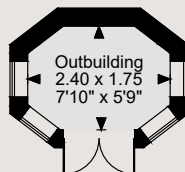




Floorplans
 House internal area 845 sq ft (79 sq m)
 Garage internal area 126 sq ft (12 sq m)
 Workshop & Outbuilding 231 sq ft (21 sq m)
 Total internal area 1,203 sq ft (112 sq m)
 For identification purposes only.



Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Odiham head south along the B3349 for 1.8 miles before turning left onto Hayley Lane. Proceed for just under a mile onto The Street, passing the village duck pond, where after a short distance the property will be found on the left, just past the turning to Wingate Lane.

General

Local Authority: Hart District Council
Services: Mains electricity, gas, water, and private drainage. We understand the private drainage does not comply with current regulations.

Council Tax: Band E
Tenure: Freehold
Guide Price: £675,000

Odiham

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