



Greenfinch
Woodhill Lane, Long Sutton, Hampshire



A generously proportioned and very well presented house in a delightful setting overlooking fields.

This highly appealing house is peacefully situated and of note are two generous reception rooms, a striking kitchen/dining room and the principal suite with dressing area and bathroom. There is a garage and further off street parking too.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



SEMI-RURAL



2004 SQ FT



**GUIDE PRICE
£900,000**



The property

Quietly situated with open countryside views, this beautifully presented, and generously proportioned home offers much versatility, natural light and function. On entering the house, there is an immediate sense of space with a wide hall that leads to an elegant reception room to the right, with the focal point of a wood burner and mantelpiece over, and French windows onto the courtyard. To the right of the hall, a similarly sized second reception room could serve many purposes be it a family room, media room, home office or fourth bedroom. The very striking kitchen/dining room has a vaulted shaped ceiling and is well equipped with all necessary appliances most of which are integrated and access through French windows into both the garden and to the paved courtyard garden. There is a boot room/utility room with access into the garage and out onto the garden. On arrival on the first floor, one is immediately aware of the natural light delivered by a large picture window enabling views across the fields to the front of the house. A principal bedroom suite has a lovely calm ambience and a dressing area leading to a bathroom.

Two further double bedrooms are served by a recently re-fitted shower room.

Outside

The outside areas are great offering both soft landscaped lawn and terraces in one part and in the other, a more courtyard style paved sitting area. The lawned garden has an appealing sun terrace which is private and from where one can walk around to the courtyard.

To the front of the house, a paved parking area for at least four cars sits in front of the garage.



Location

The property occupies a picturesque semi-rural setting on the edge of the village of Long Sutton where local amenities include a parish church, duck pond, village hall and a much sought-after primary school. With its appealing High Street architecture, the town of Odiham is just to the north and offers a delightful mix of charm and convenience with a diverse range of shops from day-to-day essential to specialist goods including popular restaurants, cafés, dental surgeries, doctors and Post Office. A more comprehensive selection of retail and leisure facilities can be found in Farnham, Basingstoke and Reading, with Newbury and Winchester also within reach. Excellent road and rail communications are on offer with the M3 close by linking to the M25 and national motorway network and the mainline stations at Hook and Winchfield providing fast rail links to London. Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- Odiham 3 miles
- Hook 5 miles
- Farnham 8 miles
- Basingstoke 9.4 miles
- Winchester 25 miles
- Newbury 26 miles

Nearby Stations

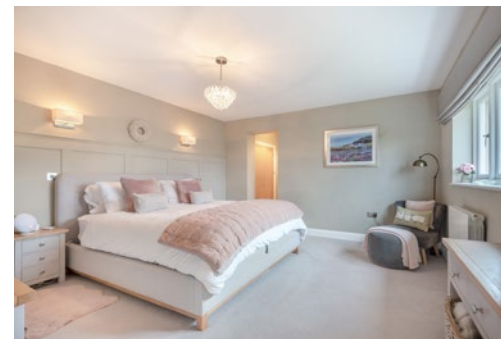
- Hook railway station
- Winchfield railway station

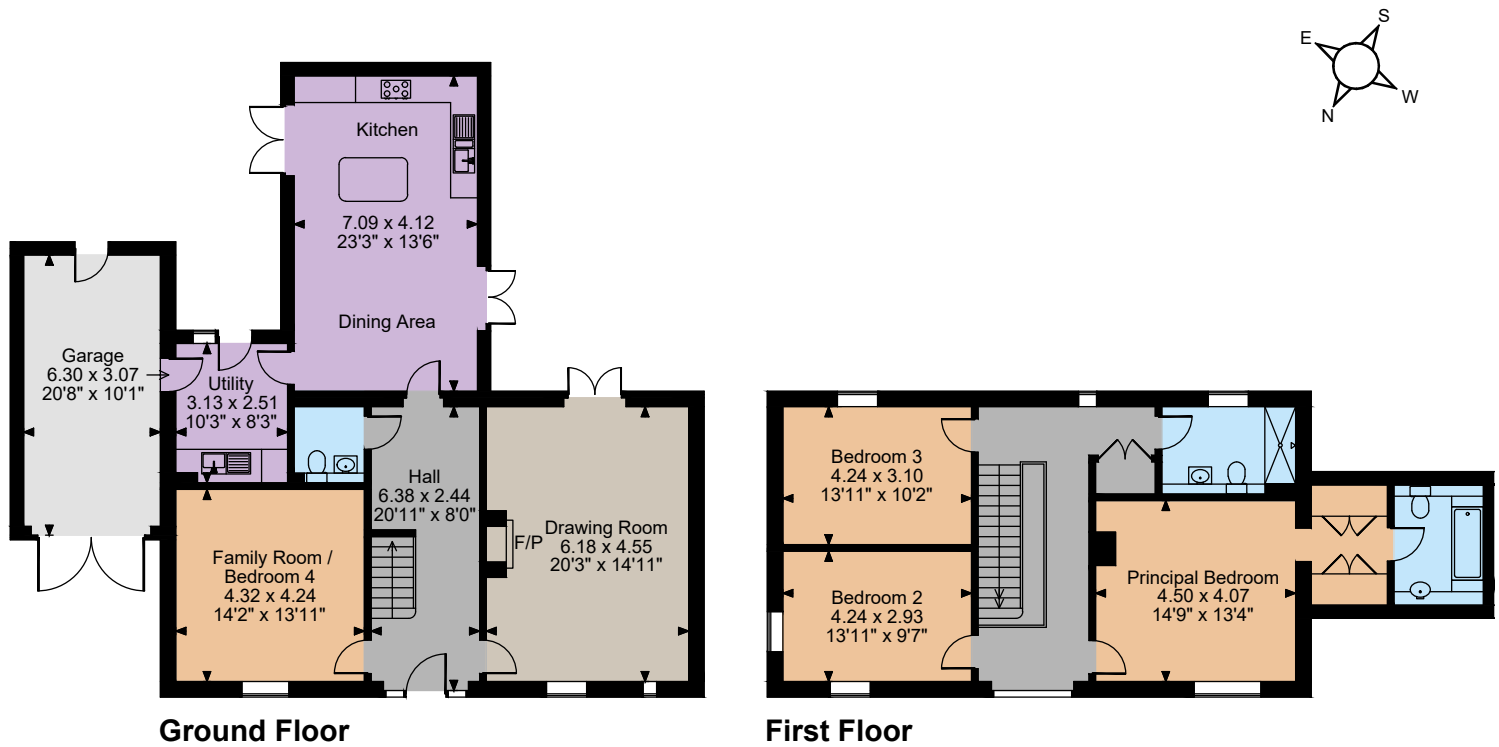
Key Locations

- Farnham Park
- Royal Deer Park
- Basingstoke Canal
- Odiham Common

Nearby Schools

- Long Sutton CofE Primary School
- Buryfields Infant School
- Mayhill Junior School
- Robert Mays School
- Lord Wandsworth College
- St Neot's
- Wellesley
- St Nicholas' School





Ground Floor

First Floor

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

Main House internal area 2,004 sq ft (186 sq m)
 Garage internal area 207 sq ft (19 sq m)
 Total internal area 2,211 sq ft (206 sq m)
 For identification purposes only.

Directions

RG29 1SU

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General

Local Authority: Hart District Council

Services: Mains water, gas and electricity. Private drainage. We understand that the private drainage at this property may not comply with the relevant current regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: B

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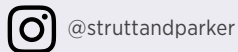
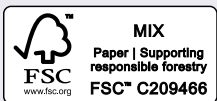
Odiham

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