



2 Manor Cottages, The Street,  
Long Sutton, Hampshire

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## 2 Manor Cottages, The Street, Long Sutton, Hampshire RG29 1SS

A deceptively spacious three bedroom cottage in this delightful village setting

Odiham 3.1 miles, M3 (Junction 5) 4.3 miles, Winchfield train station 6.3 miles (London Waterloo 50 minutes), Farnham 7.4 miles, Basingstoke 10.9 miles, Guildford 18.5 miles

Sitting room | Kitchen | Dining area | Study  
Three bedrooms | Family bathroom | En suite shower room | Store | Garden | Parking | EPC rating E

### The property

In the centre of this highly regarded village, this cottage offers rather more space than one would imagine. As soon as you enter, the reception room stretches ahead of you and towards the back of the cottage where there is a dining area, the kitchen and then on to a home office that provides for current home working practices.

The first floor offers two generous double bedrooms, one of which is used as the principal bedroom. The family bathroom serves these two bedrooms. From the loft, a very well-appointed bedroom and shower room suite has been created which has views towards open countryside.

The cottage is characterised by good natural light, decent ceiling heights adding to the sense of space and versatility to suit various lifestyles.

### Outside

The manageable courtyard garden is paved and provides an outside sanctuary either for relaxing or for the more green-fingered, opportunities to grow vegetables and plants in a sheltered environment.

To the front of the cottage, there is an off-street parking space and other opportunities to park on The Street a short distance from the property.

### Location

Long Sutton has a strong community spirit and is home to a church, public house, and popular primary school. Nearby Odiham provides a broad range of independent shopping and numerous restaurants and cafés, along with day-to-day facilities including two convenience stores, post office, church, public house, health centre, opticians, and dentists. The range of state schooling in the area is excellent, including Long Sutton C of E Primary School in the village and Robert May's School, together with a selection of noted independent schools including Lord Wandsworth College in the village, and St. Nicholas' School, Sherfield, Yateley Manor, St Neots and Wellesley nearby. Local and regional communications are very good with access onto the M3 at Junction 5, Hook. The M4 is accessed at Reading Junction 11. London Waterloo is accessible from Hook and Winchfield stations.





## Floorplans

House internal area 1,031 sq ft (96 sq m)  
Store Room internal area 1,031 sq ft (2 sq m)  
Total internal area 1,501sq ft (98 sq m)  
For identification purposes only.



## Directions

From Odiham proceed to the western end of the High Street turning left at the roundabout towards Alton on the B3349. Continue past RAF Odiham and at the bottom of the hill on the edge of the airfield turn left towards Long Sutton. On entering the village and passing Copse Lane on your right and the church, the cottage is about 100m further on, on your left.

## General

**Local Authority:** Hart District Council

**Services:** Mains gas, electricity, water. Shared private drainage. We understand the private drainage may not comply with current regulations.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £595,000

## Covering North Hampshire

37 Downing Street, Farnham

**01256 702892**

odiham@struttandparker.com  
struttandparker.com



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