

## Sutton Springs, Bullington Lane, Sutton Scotney, SO21 3RA

Guide price £1,500,000 Freehold



### At a glance

- Detached house
- 3 Large bedrooms
- 2 Bathrooms
- 1 Reception
- 5 acres of grounds
- River, lakes and ponds
- Triple garage
- Annexe
- 2-storey fishing lodge
- Village location

### Description

Beautiful grounds of 5 acres with trout ponds, lakes and streams, large Fishing Lodge and a substantial Detached two storey building, the ground floor is a triple Garage and on the first floor is a self-contained Annexe.

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This highly desirable property is a truly unique proposition – an attractive detached house surrounded by its own beautiful grounds which include trout ponds, lakes and streams.

The property has planning consent to operate the lakes and river as a Trout Fishery, with a smart fishing lodge and ample trout rearing facilities within the specialised ponds.

The approach to the house is really quite special, as the property sits on an island within the grounds, with streams on all sides, and accessed via a long drive.

The other notable feature is the superb privacy on offer, with no properties overlooking Sutton Springs, and with open fields beyond it, providing a superb outlook in all directions.

With a large detached two-storey building as well as a fishing lodge and other outbuildings, the property lends itself to a variety of business enterprises, or could simply be enjoyed as the highly individual property it is.

The house itself is very spacious and beautifully appointed, with large comfortable rooms and an excellent flow to the accommodation. The property has been built to the specifications of the owner, ensuring that it is perfectly suited to modern family life and that each room has been built to excellent proportions.

The spacious entrance hall provides access to all the ground floor rooms, including a super sitting room with feature fireplace, a W.C and a small study. The heart of the house is the very large open plan kitchen/dining/family room, with central island defining the areas, fitted appliances, and a separate utility area. There are two doors out to the gardens on opposite sides of this room, and a door through to the sitting room.

On the first floor the extremely large master bedroom has lots of fitted cupboards, a balcony, and a smart en-suite with marble floor. The style of the en-suite is mirrored in the four-piece family bathroom, which also has a marble floor. There are two further double bedrooms, both with ample fitted cupboards.

Beyond the house and built in the same style is a sizable detached two storey building; comprising at ground level a three-bay garage and on the first floor is a good self-contained apartment which has a sitting room, kitchen area, double bedroom and shower room etc.

Near the entrance to the property there is a sizeable, two-storey detached fishing lodge, perfect for the job for which it was designed, but also with the potential to be used in a variety of other ways.

The River Dever, a tributary of the legendary River Test, meanders through the beautiful grounds approaching 5 acres, and feeds the 3 trout ponds and 2 lakes, the largest being an impressive 1.5 acres in area. There are treatment plants and other outbuildings to serve the complex. Pretty lawns surround the lakes, and there is a good sized paddock at the rear of the plot. Ample parking surrounds the property.

### Directions

Leaving Winchester on the Andover Road, head north and at the Three Maids roundabout take the top right hand turning towards Sutton Scotney. Continue this road through the village of Sutton Scotney. Take the second exit off the mini-roundabout, then the first exit of the next roundabout into Bullington Lane. The property can be found after a short distance on the right-hand side.

### Location

The popular village of Sutton Scotney is situated approximately 6 miles from the City of Winchester, and 5 miles from Micheldever, both with fast rail links to London Waterloo in approximately 55 minutes. Winchester has a wide selection of amenities, with its high-

street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the city's historic cathedral. There is easy access to the M3 motorway, A34 and A33.