



Long Sutton

Hook

McCarthy
Holden



Pond Cottage The Street

Long Sutton, Hook

This charming Grade II Listed, four bedroom, family home is situated in the centre of the desirable village of Long Sutton overlooking the duck pond.

Council Tax band: E

Tenure: Freehold

- Central Village
- Four Bedrooms & Two Bathrooms
- Kitchen/Breakfast Room/Orangery
- Living Room
- Dining Room
- Study
- Garden
- Driveway & Garage with Guest Suite/Shower Room Above



McCarthy
Holden



This charming Grade II Listed four-bedroom family home is situated in the heart of the desirable village of Long Sutton, enjoying a lovely outlook over the picturesque duck pond. The property is rich in character and charm, retaining many original features while having been sympathetically updated and extended by the current owner.

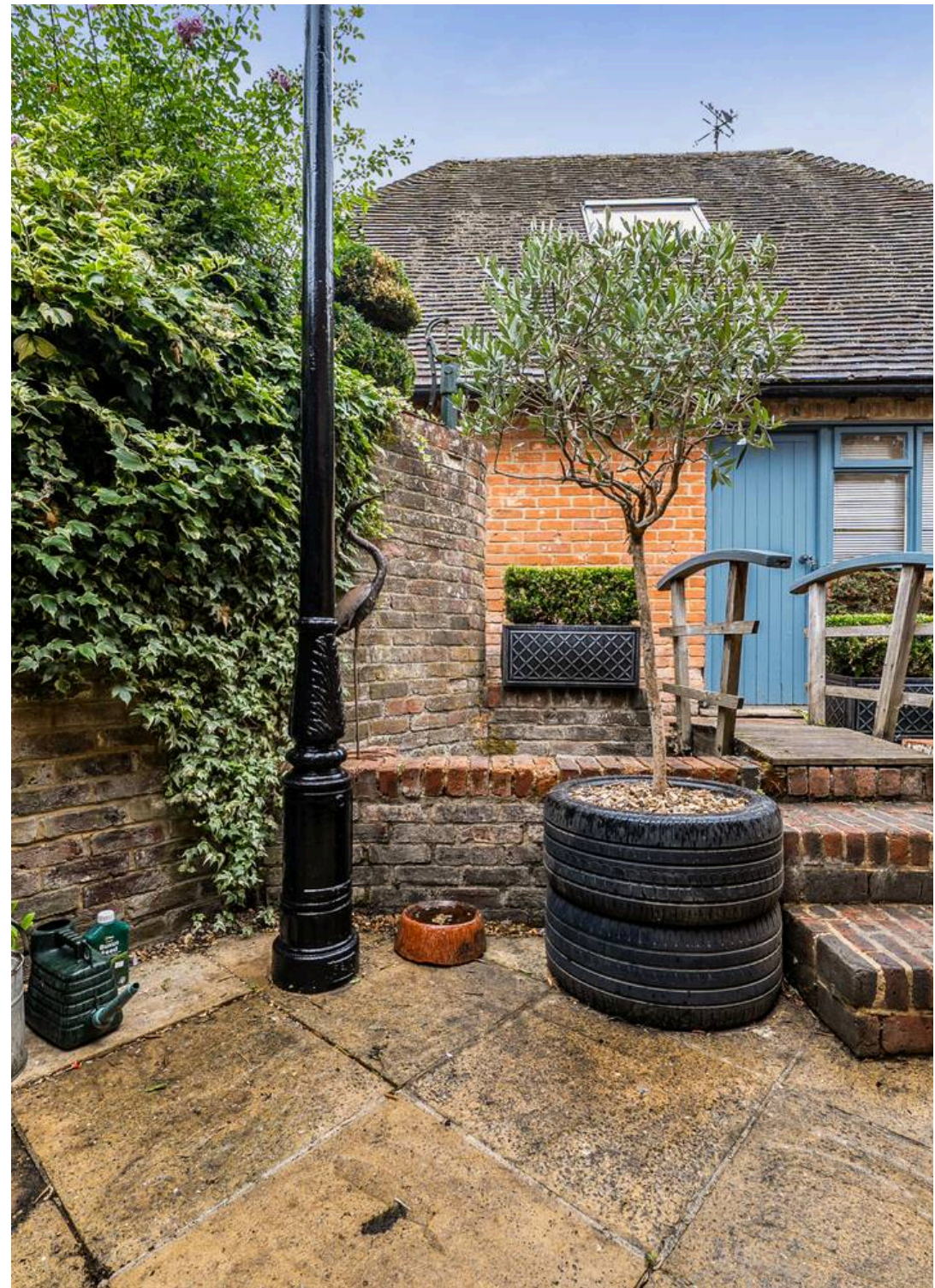
The welcoming fitted kitchen/breakfast/family room features a breakfast bar and provides a wonderful everyday living space. This leads through to the formal dining room, with striking inglenook fireplace and study area beyond.

The spacious living room features a long-burning stove and glazed doors opening out to garden, creating a bright and inviting space for relaxing and entertaining. A useful utility room and separate WC complete the ground floor accommodation.

To the first floor are four bedrooms. The principal bedroom benefits from an en-suite bathroom with a separate shower, while the remaining bedrooms are served by a family bathroom, also fitted with a separate shower.

Outside, the property enjoys a pretty and enclosed rear garden, predominantly laid to lawn and complemented by mature planting, established flower borders, shrubs and trees. Two paved patio areas provide excellent spaces for outdoor dining and entertaining. At the far end of the garden are two useful sheds, providing valuable storage.

A gravel driveway leads to a detached double garage, which also benefits from a guest suite above with separate shower room with w.c., offering a versatile space suitable for a variety of uses.







The Street, Long Sutton, Hook, RG29

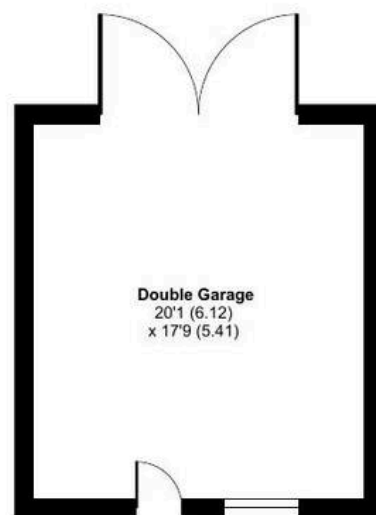
Approximate Area = 1815 sq ft / 168.7 sq m

Garage = 356 sq ft / 33 sq m

Annexe = 302 sq ft / 28 sq m

Total = 2473 sq ft / 229.7 sq m

For identification only - Not to scale

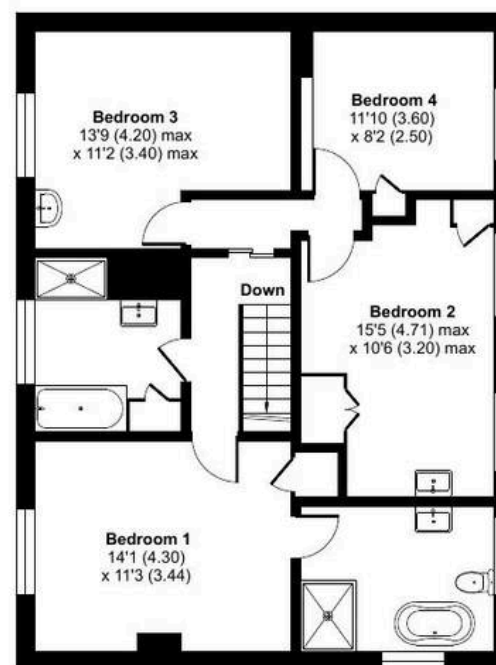


Double Garage
20'1 (6.12)
x 17'9 (5.41)

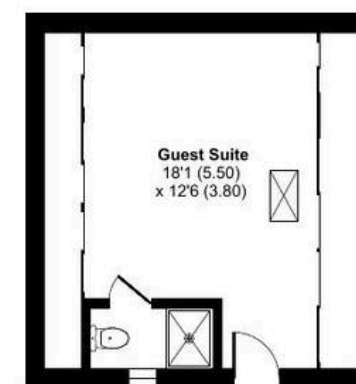
GARAGE



GROUND FLOOR



FIRST FLOOR



ANNEXE



This floor plan was constructed using measurements provided to Niche Communications by a third party.
Produced for McCarthy Holden. REF: 1513618





McCarthy Holden Odiham

McCarthy Holden, 95 High Street – RG29 1LA

01256 704851 • odiham@mccarthyholden.co.uk • www.mccarthyholden.co.uk

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.