

Shepherds Cottage, Sutton Common, Long Sutton



Shepherds Cottage, Sutton Common, Long Sutton, Hampshire, RG29 1SJ

The Property

This attractive, well-maintained four-bedroom detached family home is nestled on the edge of the desirable village of Long Sutton. Shepherds Cottage sits in a generous plot with beautiful rural views over the rolling Hampshire countryside.

Ground Floor

You are welcomed into the hallway which leads to the generous living room with feature log burning stove and French doors out to a patio overlooking the lovely rear garden. There are double doors from the living room into a good-sized dining room.

The fitted kitchen breakfast room with traditional cabinetry, oil AGA and integrated appliances benefits from French doors out to the pretty front garden.

There is a third reception room currently being used as a study together with a utility room, a boot room and shower room with w.c. and wash hand basin.

First Floor

On the first floor is a galleried landing and four bedrooms all with impressive countryside views.

The main light and airy triple aspect bedroom benefits from built-in wardrobes and a balcony overlooking the garden and countryside beyond.

The other bedrooms have built-in wardrobes or cupboards.

There is a family bathroom suite.

Outside

The striking enclosed south-east facing garden with established hedgerow, wraps around from the rear along one side to the front of the property. The well-maintained garden is mainly laid to lawn with mature planting, shrubs, flowers and trees. There is also a well-established vegetable garden and patio area providing an ideal space for entertaining or relaxing in the sunshine.

To one side of the front garden is a gravel driveway providing parking for several cars leading to a detached double garage.

Location

Shepherds Cottage is positioned on the edge of the picturesque rural Hampshire village of Long Sutton, with a primary school, village hall, church and pond at the heart of the community. Nearby is an excellent network of local footpaths and bridleways.

The nearby pretty market town of Odiham provides local amenities including a doctor's surgery, opticians and dentists, hairdressers, and

Co-Op with Post Office along with a selection of public houses and restaurants. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

There are good commuter links to London which are accessible by road and rail with junction 5 of the M3 within 5 miles. The stations at Hook and Winchfield provide a main line service to London Waterloo.

There are a number of well-regarded state and private schools, including Lord Wandsworth College in the village, Robert Mays in Odiham, Alton College, Daneshill, Edgeborough, Yateley Manor, Cheam, St. Neots RGS and Wellington College. There is also a school bus service from North Warnborough to St. Swithun's School in Winchester.

The nearest mainline stations are Hook (London Waterloo from 49 minutes), Basingstoke which is 9 miles away with trains taking from 48 minutes to London Waterloo, and on a different line, Bentley Station, with trains to London Waterloo taking from 57 minutes. The M3 (Junction 5) provides fast access to the national motorway network, as well as Southampton, Heathrow and Gatwick Airports.



























































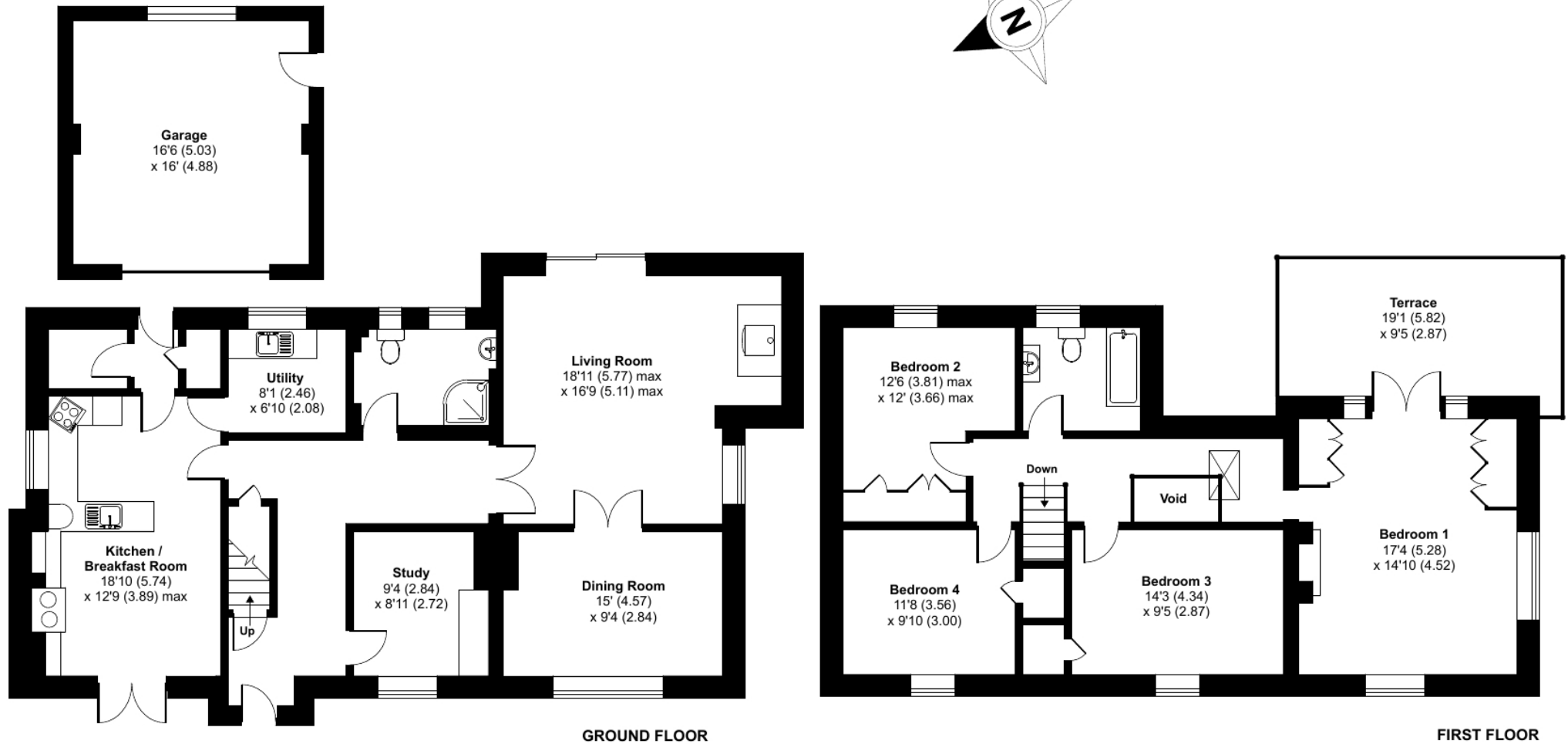
Sutton Common, Long Sutton, Hook, RG29

Approximate Area = 2067 sq ft / 192 sq m

Garage = 264 sq ft / 24.5 sq m

Total = 2331 sq ft / 216.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1273077

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information	Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof,.
EPC - D (59)	How does broadband enter the property - FTTP(fibre to the property)
Water – Private Supply	Broadband Checker - https://www.openreach.com/fibre-broadband
Gas – None	Mobile Signal - Unknown, depends on carrier
Electric – Mains	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
Sewage – Private - Septic Tank (Shared)	
Heating – Oil Fired	
	Accessibility Accommodations - None

Directions - Postcode RG29 1SJ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority
Tax band: G - £3,605.89 2024/25
Hart Council



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