

Long Sutton, Hampshire
Four Bedroom, Chalet Bungalow



Elm Meadow, Long Sutton, Hook, Hampshire, RG29 1SS

The Property

Set in a picturesque rural location within the sought-after village of Long Sutton, Elm Meadow offers a rare opportunity to modernise and extend (STPP) a spacious four-bedroom detached chalet bungalow.

Nestled in a generous plot exceeding one acre, the property enjoys magnificent views over open countryside. The property is offered to the market with no onward chain.

Ground Floor

The hallway leads to a fitted kitchen/breakfast room, with direct access to the garden. The light and airy living room, featuring a charming log-burning stove, opens into a garden room with French doors out to the garden.

A further spacious reception, room currently being used as a dining room with underfloor heating, enjoys panoramic views across the garden.

The ground floor also comprises a study, three well-proportioned bedrooms, two with built-in wardrobes, a family bathroom with an over-bath shower and a separate cloakroom.

First Floor

On the first floor is a good-sized main bedroom with delightful views over the garden, a second bathroom, and a bonus room offering flexible space with access to the loft for additional storage.

Outside

The private, enclosed rear garden is a true highlight, wrapping around one side of the home and mostly laid to lawn, interspersed with mature trees, established flowerbeds, and shrubs.

At the far end sits an attractive converted stable block, a tranquil spot to unwind and soak up the wonderful views.

There is also a useful brick-built potting shed.

A gated driveway provides ample off-road parking and leads to a double attached garage with remote-controlled door, power, and lighting. The garage also includes a rear internal room and access directly to the garden.

Location

Elm Meadow is within a conservation area within the highly sought after Hampshire village of Long Sutton. In the village there is a well-regarded primary school and Lord Wandsworth College, a village hall, church and a public house.

The nearby village of Odiham provides a range of shops catering for everyday needs, including a supermarket with Post Office, a doctors' surgery and dentist, as well as a good selection of restaurants. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

Mainline stations at Hook and Winchfield provide direct services to London Waterloo (from 49 minutes) and the M3 (J5) provides convenient access to the national motorway network.

There is a choice of schools within reach including local village primary schools, Robert Mays in Odiham, Eggar's School in Alton, Edgeborough, Frensham Heights in Frensham and Daneshill in Stratfield Turgis.

Long Sutton is located within rolling Hampshire countryside with an excellent network of local footpaths and a choice of lanes for cycling.

































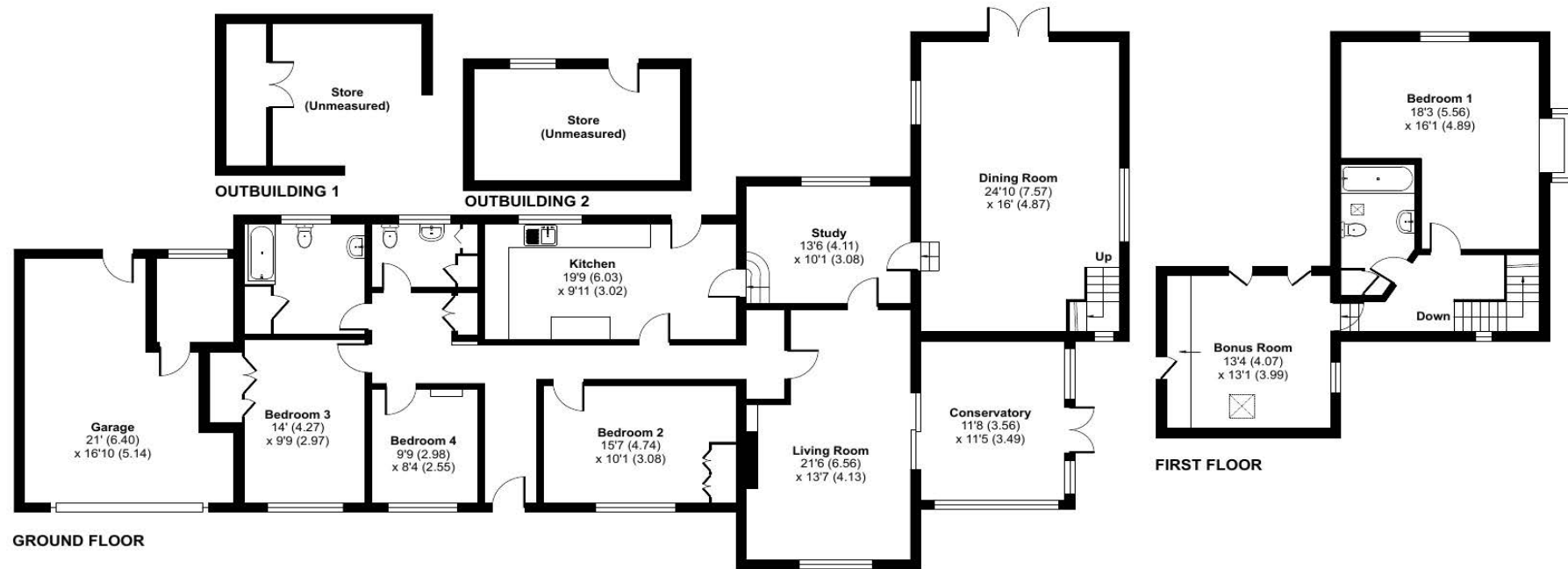
The Street, Long Sutton, Hook, RG29

Approximate Area = 2585 sq ft / 240.1 sq m (excludes store)

Garage = 333 sq ft / 30.9 sq m

Total = 2918 sq ft / 271 sq m

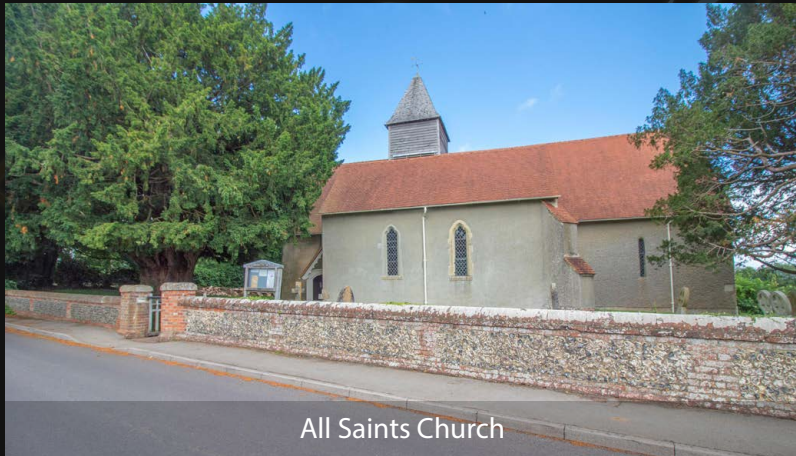
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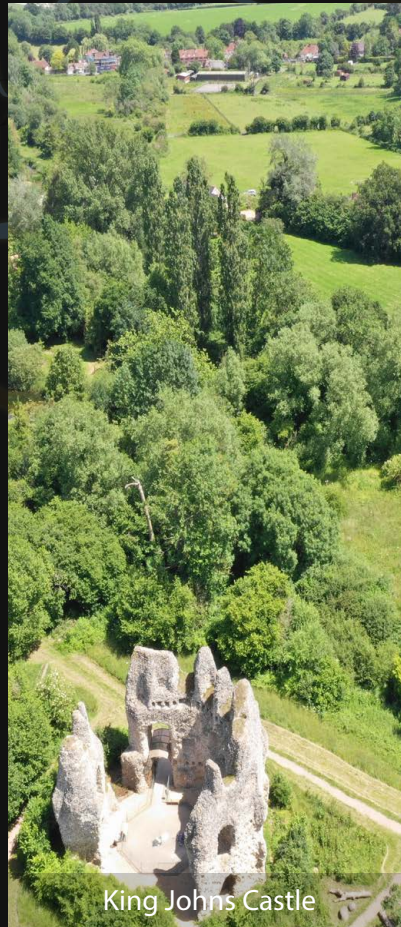
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1310718

Places of interest

A selection of photographs showing various locations in and around Long Sutton are shown below.



All Saints Church



King Johns Castle



Odiham High Street



Duck Pond



Lord Wandworth

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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

Water – Mains
Gas – Mains
Electric – Mains
Sewage - Septic Tank
Heating – Gas Central Heating

Materials used in construction - Brick & Tiled roofs
Broadband Checker - <https://www.openreach.com/fibre-broadband>
EPC D(65)

Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG29 1SS 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
Hart District Council
Tax Band F



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