



## Long Sutton

RG29 1SS

A stunning detached 4 bedroom, 2 bathroom home, being one of a pair of brand new properties built to and exceptionally high specification, located perfectly in a pretty Hampshire village opposite the pond and overlooking a beautiful meadow to the rear.

4 Bedrooms · 3 Receptions · 3 Bathrooms · EPC B

REF: 352453



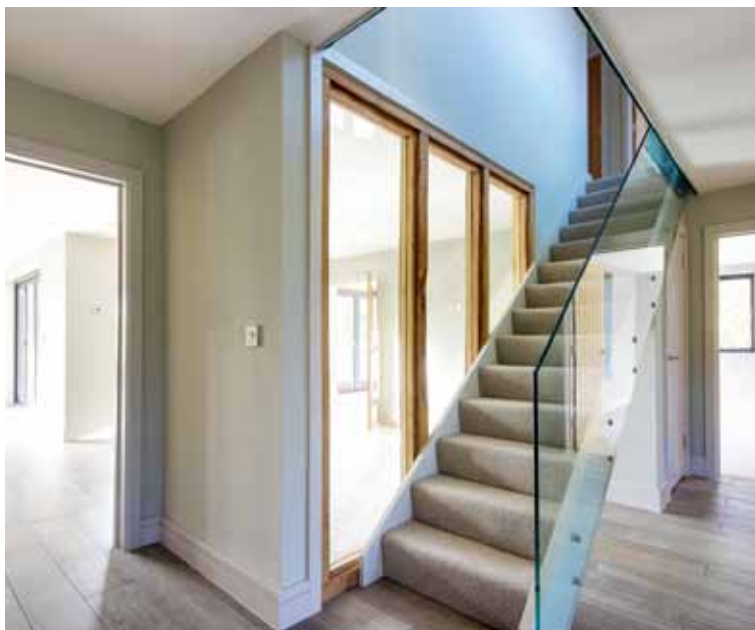
## Property Profile

This is a rare opportunity to acquire a brand new property in a beautiful country setting. The village of Long Sutton is home to the renowned Lords Wandsworth College, and its surrounding properties evoke typical English countryside.

Highfield House is one of a pair of brand new homes built by local developers, Raw Element, who have designed the exterior of these homes to complement the village, with a contemporary interior for modern living.

No expense has been spared in the detailing of this home, from the bespoke handcrafted wooden and glass features in the reception hall, to the Villeroy and Boch fittings in the bathrooms. Further features include under floor heating throughout, oak internal doors, Seimens and Bosch kitchen appliances, oak style floor tiles by Rex (supplied by Domus London), air source heat pump, Cat 5 sky/TV wiring, full house ventilation system and Banham L2000 rim deadbolt & Morice deadlock with patented key registration system.

- Entrance hall with feature glass and oak panels, tiled flooring and understairs cupboard.
- Cloakroom with tiled flooring and modern suite.
- Sitting room - a triple aspect room overlooking the pond to the front and gardens to the rear with wood burner and double doors onto the patio.
- Study - a very good sized front aspect room.
- Dining room with tiled flooring, double oak glazed doors to the sitting room and double doors out onto the patio.
- Stunning kitchen/breakfast room with tiled flooring, bespoke hand-made units having Caesarstone worktops and integrated appliances including Seimens oven, microwave/combination oven, coffee maker, warming drawer and wine fridge, Bosch dishwasher and fridge freezer. There are feature pull-out units and recycling drawer, Quooker instant hot water tap and a central island/breakfast bar with inset Seimens electric hob and extractor over with further cupboards and drawers below. Two sets of bi-fold doors lead out onto the patio.
- Utility room with matching flooring, cupboards and worktop with stainless steel sink and door to the side of the property.
- Stairs with bespoke glass balustrade to first floor.
- Landing with airing cupboard and views over the village pond.
- Master bedroom overlooking the meadow to the rear, with wardrobes and dressing table with drawers below. Door to en-suite shower room - stylishly fitted with a walk-in shower, wall mounted w.c., sink with cupboards below and mirrored cabinet.
- Guest bedroom 2, again overlooking the garden and meadow beyond, with door to en-suite shower room with luxury fittings.
- Bedrooms 3 and 4 are both doubles and are complemented by the luxury family bathroom.









## Garden & Exterior

To the front of the property there is a gravel resin bonded driveway providing ample parking, and leads to a Detached Garage with light, power, electric door and side door. The remainder of the front garden is laid to lawn with retaining walling. A stone path leads around to the rear garden and patio areas creating a great space for entertaining and steps lead up to the lawns. The gardens wrap around the property and the rear overlooks a meadow giving a wonderful outlook.

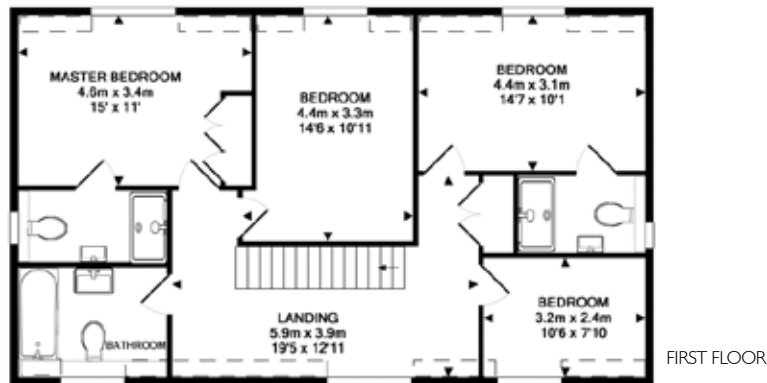
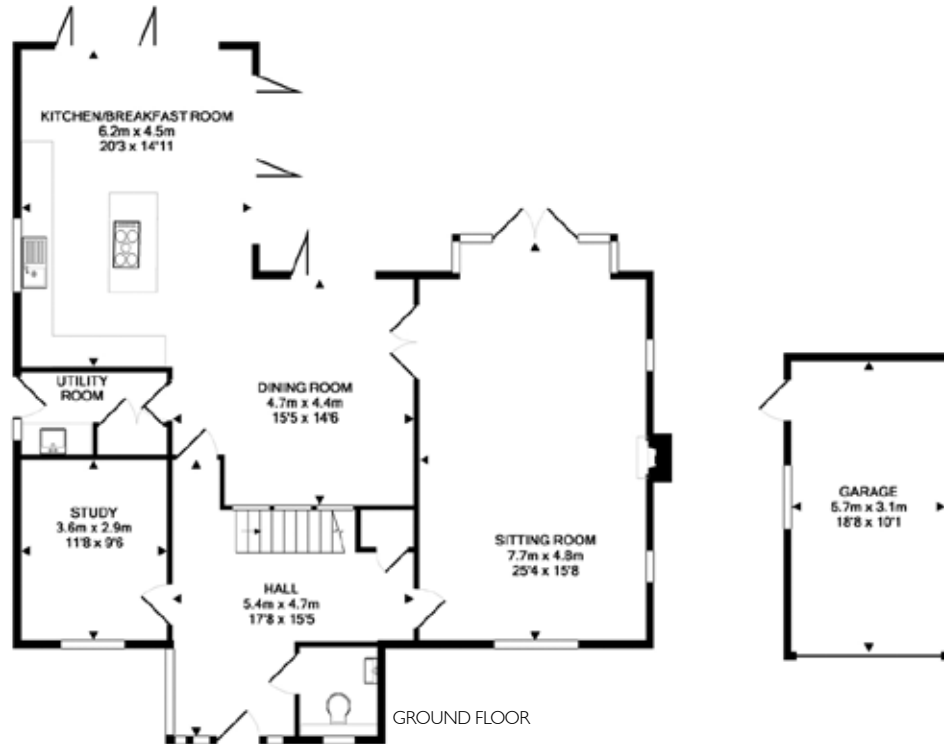
## Location

The property is located in the beautiful Hampshire village of Long Sutton which includes picturesque brick and half-timbered cottages and a farmhouse dating from Tudor times. The village is home to the renowned Lords Wandsworth College producing many notable former pupils including Jonny Wilkinson CBE. The village also has a public house, church and Primary School with Nursery, and the property is opposite the village pond.

The village of Odiham is about 3 miles distant and Farnham, offering a further selection of shops, bars and restaurants together with a main line station, is approximately 7 miles distant.



## Floorplan



## Sales Enquiries:

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