



Highfield House The Street, Long Sutton, Hampshire

STRUTT & PARKER

Highfield House

The Street, Long Sutton,
Hampshire

An outstanding brand new
detached house overlooking
the village pond

Winchfield 6 miles (London Waterloo 47
minutes), Farnham 9 miles, Basingstoke
11 miles Odiham 3 miles, M3 (J5) 4.5 miles

Reception hall | Sitting room | Dining room
Study | Kitchen/Breakfast room | Utility
Cloakroom | 4 Bedrooms | 2 Ensuite shower
rooms | Family bathroom | Garage | Garden

EPC band B



General

Local Authority: Hart District Council
(01252 622122).

Services: Mains water and electricity.
Underfloor heating powered by air source
heat pump (ground and first floor)



The property

Highfield House is one of two new bespoke detached houses by creative local development company RAW ELEMENT occupying a stunning elevated location overlooking the village pond.

Designed to take full advantage of the position with traditional styling whilst embracing a striking contemporary interior finish creating a light and welcoming atmosphere.

Full height sliding glazed doors to the rear bring the outstanding southerly aspect across 'Big Meadow' into full view whilst maximising the enjoyment of the southerly aspect landscaped garden.

This exceptionally rare opportunity creates a special blend between traditional village living and contemporary finishes with an exacting specification designed for modern life styles.

Custom-made, hand crafted oak & glass front porch | Individually commissioned oak framed French Doors & rear window set | Glass balustrade to stairs and landing | Oak framed glass internal wall | Charnwood wood burning stove | Bespoke handmade contemporary kitchen with floor to ceiling design creating shadow gap detailing | Siemens on show appliances including large main oven, combination oven & microwave oven | Built in coffee machine & warming drawer | Quooker instant hot water tap | Wine fridge | Utility room with wet entrance & large bespoke built storage | Villeroy & Boch sanitary ware | Selection Oak ceramic porcelain floor tiles by Rex (supplied by Domus London) | Under floor heating throughout | Air source heat pump | Full house ventilation system | Cat 5 and Sky/TV wiring | Banham L2000 Rim Deadbolt & Mortice Deadlock with patented key registration system | Landscaped gardens front and rear

Outside

Highfield House is approached by a gravel resin bonded driveway with brick retaining walls & a hedged front boundary.

There is ample parking & access to the garage. The garage has a main colour matched up & over electric door, an additional side window & further access via side door.

The gardens to both front & rear have been landscaped including extensive patio areas adjoining the kitchen/breakfast room, dining & sitting rooms creating easy access & enjoyment of the wonderful southerly aspect & views.

Location

Highfield House is accessed from The Street directly opposite the village pond and is situated in an elevated position with views

to the south over Big Meadow, a delightful area of open space within the Conservation Area.

The property is well positioned about 2.5 miles to the south of Odiham in the centre of this sought after village.

Odiham offers a good range of local facilities, whilst Long Sutton has the well-known Lord Wandsworth College on the eastern side of the village and the Church of England Primary School as well as the historic Church which is close by.

Junction 5 of the M3 is situated some 4 miles to the north and access to the A31 at Bentley is about 4.5 miles away.





Directions

From our Odiham office proceed south on the Alton road passing RAF Odiham Airbase. At the bottom of the hill turn left signposted Long Sutton and proceed into the village where Highfield House will be found on the right hand side directly opposite the village pond.



www.rawelement.co.uk

Odiham

82 High St, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com

struttandparker.com

Farnham

37 Downing Street, Farnham, Surrey, GU9 7PH

01252 821102

farnham@struttandparker.com

struttandparker.com

50 offices across England and Scotland,
including 10 offices in Central London

Highfield House, Plot 1, The Street, Long Sutton.



IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2015. Particulars prepared June 2015.

Printed by Ravensworth B3264774/06/2015