



Bishops Sutton, Alresford

At home in Hampshire


Hellards

2 Cobbs Farm Cottages

BISHOPS SUTTON, HAMPSHIRE SO24 0AP

Guide Price: £395,000

- Refurbishment Opportunity
- 3 Bedroom Semi-Detached Cottage
- Edge of Village Location
- Wonderful Views over Fields
- Driveway Parking and Garage
- Chain Free

A semi-detached farm cottage in need of complete refurbishment. Backing onto farmland with wonderful views, the cottage occupies a lovely spot in Bishops Sutton, a popular village 2 miles from Alresford. Garage and driveway parking. Chain free.

SERVICES

We understand that mains electricity and water are connected. There is LPG heating and private drainage.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

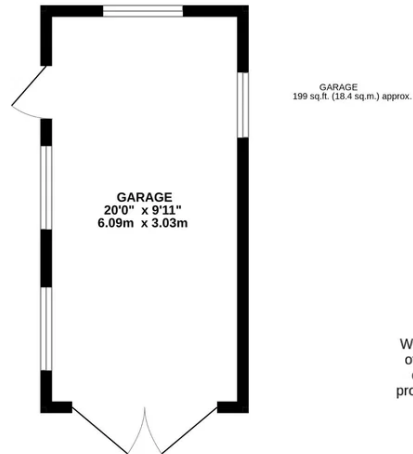
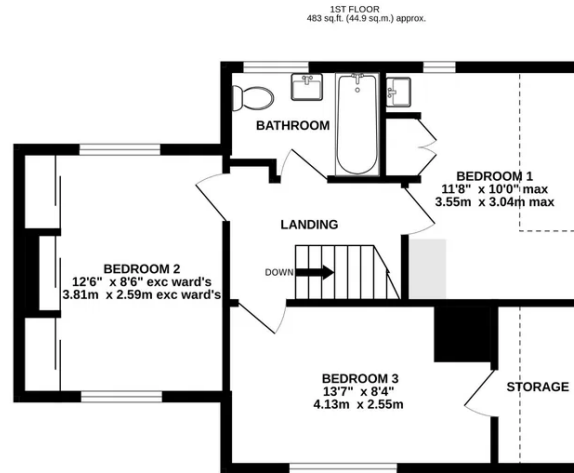
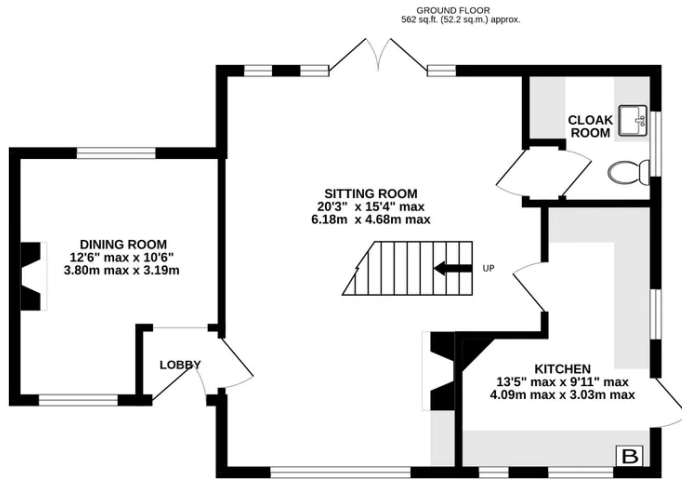
DIRECTIONS

From the centre of Alresford, proceed out of the town along East Street. Follow the road in the direction of Bishops Sutton, going all the way through the village. At the end of the village, Cobbs Farm Cottages will be found on the right hand side. No. 2 is the second property from the left.

What3words: [///mailboxes.reader.yoga](https://www.what3words.com////mailboxes.reader.yoga)



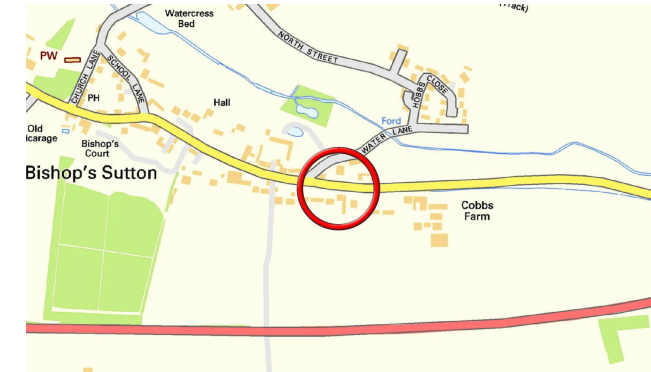
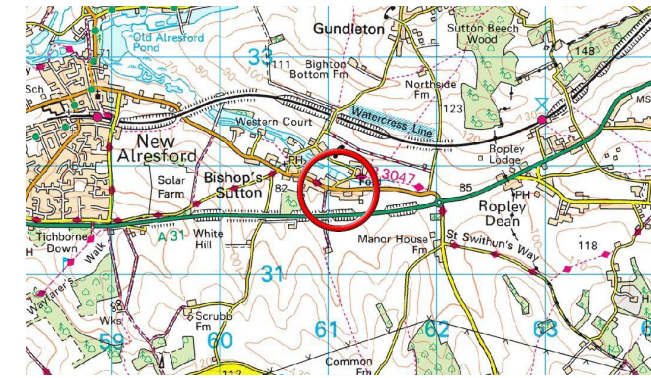




TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.