

SHIRRAL HOUSE

CHURCH ROAD • SHEDFIELD • HAMPSHIRE





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An impressive village house in substantial grounds

Reception hall • Drawing room • Dining room • Sitting room • Kitchen • Breakfast room
Family room • Conservatory • Utility Room • Cloakrooms

Master bedroom with dressing room and en-suite bathroom
5 further bedrooms • 2 bath/shower rooms.

Annexe: Living room • Kitchen • Bedroom • Shower Room

Swimming Pool • Pool room with sauna • Poolside entertaining area • Tennis court • Garages

Barn • Gardens

In all about 3 acres



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Shirral House

Believed to originally date from the 1730s with additions in Victorian, Edwardian and more recent times, Shirral House is a substantial and attractive family home with about 5,300 sq ft of living accommodation in the main house and a further 2,000 sq ft of garages, barn, workshop and outbuildings. Retaining some charming period features, it offers a versatile layout including six bedrooms and an attached annex. The current owners substantially rebuilt the house in the 1980s, and since then have continued with further improvements including an extension, new gas boilers and a heating and hot water systems upgrade.

Shirral House has an elegant reception hall with fireplace and staircase to the first floor. From here there is a spacious dining room with Adam style fireplace and a double aspect drawing room with a fireplace. This room leads to a large conservatory which overlooks the garden and tennis court. The sitting room has an inglenook fireplace with wood burning stove and the original bread oven. The family room and kitchen has a double gas fired Aga, a walk in larder, fitted cupboards and a central island unit. This area opens onto the lantern roofed breakfast and family room. On the first floor the master bedroom has double aspect windows overlooking the extensive gardens, a dressing room with built in wardrobes and an en suite bathroom. There are five further bedrooms and two bathroom/shower rooms.





Situation

Located towards the southern end of the picturesque Meon Valley, Shedfield enjoys an attractive setting. Surrounded by countryside but within reach of Winchester, Petersfield, Southampton, Chichester and Portsmouth, the village is highly sought after.

Shedfield's thriving community is served by two village pubs, New Place Hotel (with leisure facilities), The Marriot Hotel and Golf Course, an independent pre-school, an active church and a cricket team.



Catchment area schools are St John the Baptist Church of England Primary School and Swanmore College secondary school as well as Peter Symonds Sixth Form College in Winchester. Independent prep schools include Boundary Oak, Westhill, Twyford and Woodhill. Senior schools include King Edward VI School, The Gregg School, Portsmouth Grammar School, Winchester College and St Swithuns School.



Wickham is about 2 miles away and has a good range of independent shops as well as a small supermarket and Post Office, doctor's surgery and a variety of restaurants. The larger conurbations of Fareham, Portsmouth, Southampton, Winchester and Petersfield provide a comprehensive range of facilities.



Botley Station is about 3 miles which has a service to London Waterloo. Southampton Airport is about 10 miles away. There are ferries from Portsmouth with services to France, the Channel Islands and Spain as well as to the Isle of Wight.



Gardens and Grounds

Shirral House sits in about three acres of grounds, approached via a five bar gate and gravel drive. At the front of the house there is plenty of parking space and across a lawn, to the east of the house, there is a hard tennis court. A more formal garden leads down to a wooded area, with Victorian brick lined dew pond and stream, beyond which lies Shedfield Common. An orchard with fruit cage leads onto a kitchen garden and a sheltered south facing area which lies beyond the outdoor heated swimming pool. Adjacent to the pool there is a shower, sauna and a poolside entertainment area. The water is heated via an air source heat pump. Beside the house and linked by a covered walk way, there is a double garage with light and power connected. Extending from the rear of this building lies a further garage, a barn with workshop, wood store, summer house and greenhouse.

Services

Mains water, electricity, gas and drainage. In 2014 the heating and hot water systems were upgraded to include solar power, augmented in 2015 by a 6.25 kwh photo voltaic system, linked to the national grid, providing feed-in tariff income.

Directions (SO32 2HY)

From the eastern end of Church Road (heading west) Shirral House will be found on the corner of Church Road and Canford Close.

Fixtures and fittings

All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the freehold sale but certain items may be available by separate negotiation.

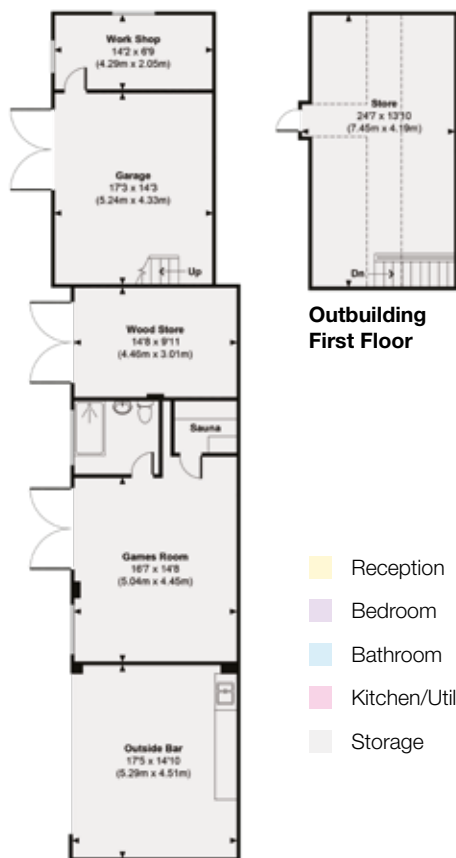
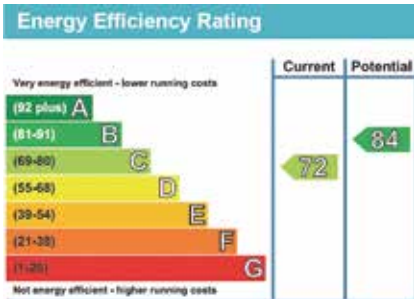


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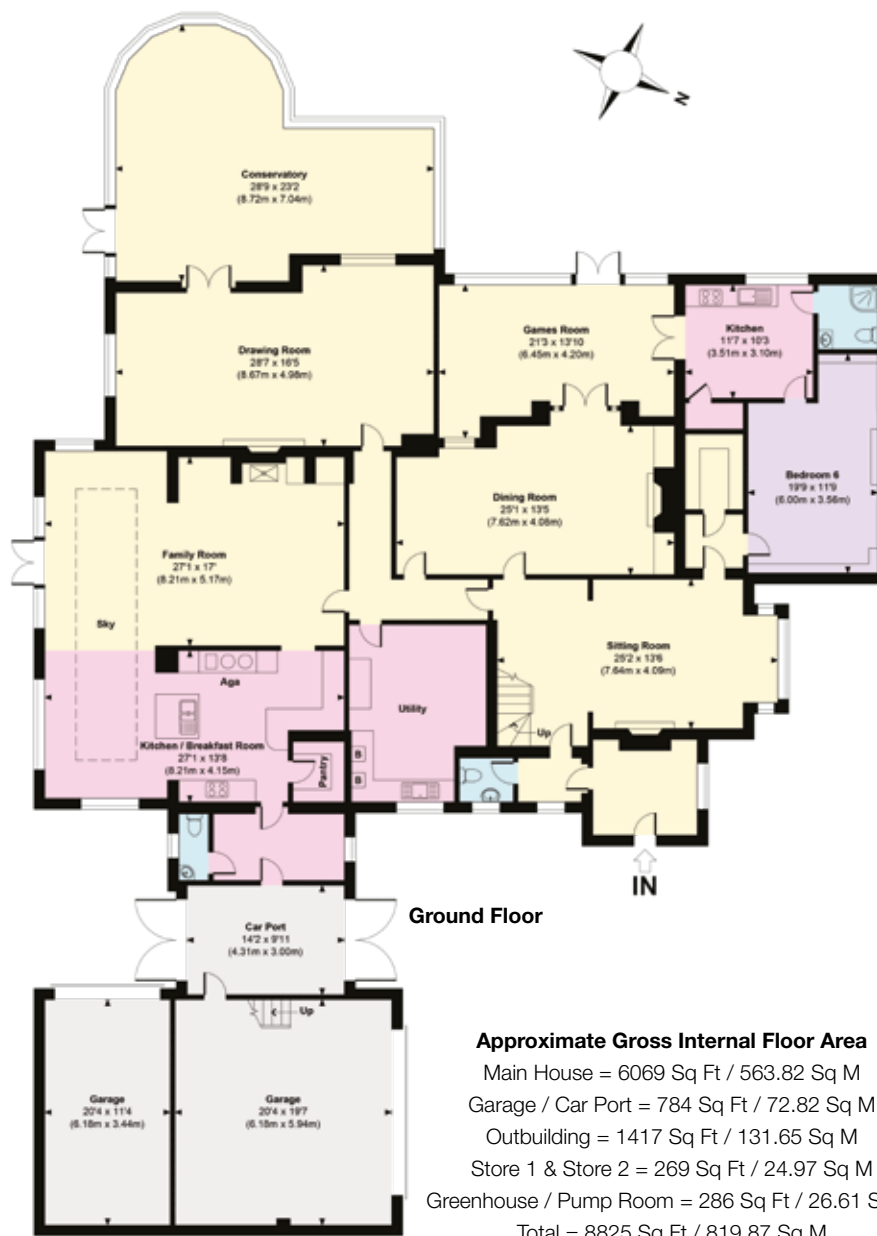
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Outbuilding First Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



Ground Floor

Approximate Gross Internal Floor Area

Main House = 6069 Sq Ft / 563.82 Sq M

Garage / Car Port = 784 Sq Ft / 72.82 Sq M

Outbuilding = 1417 Sq Ft / 131.65 Sq M

Store 1 & Store 2 = 269 Sq Ft / 24.97 Sq M

Greenhouse / Pump Room = 286 Sq Ft / 26.61 Sq M

Total = 8825 Sq Ft / 819.87 Sq M

(Includes areas with restricted height less than 1.5m)

Indicates restricted room height less than 1.5m.



First Floor

Greenhouse/ Pump Room

