



The Round House | £850,000  
Shootash, Hampshire, SO51 0GB







**The Round House Danes Road**  
Danes Road, Shootash, Hampshire, SO51 0GB

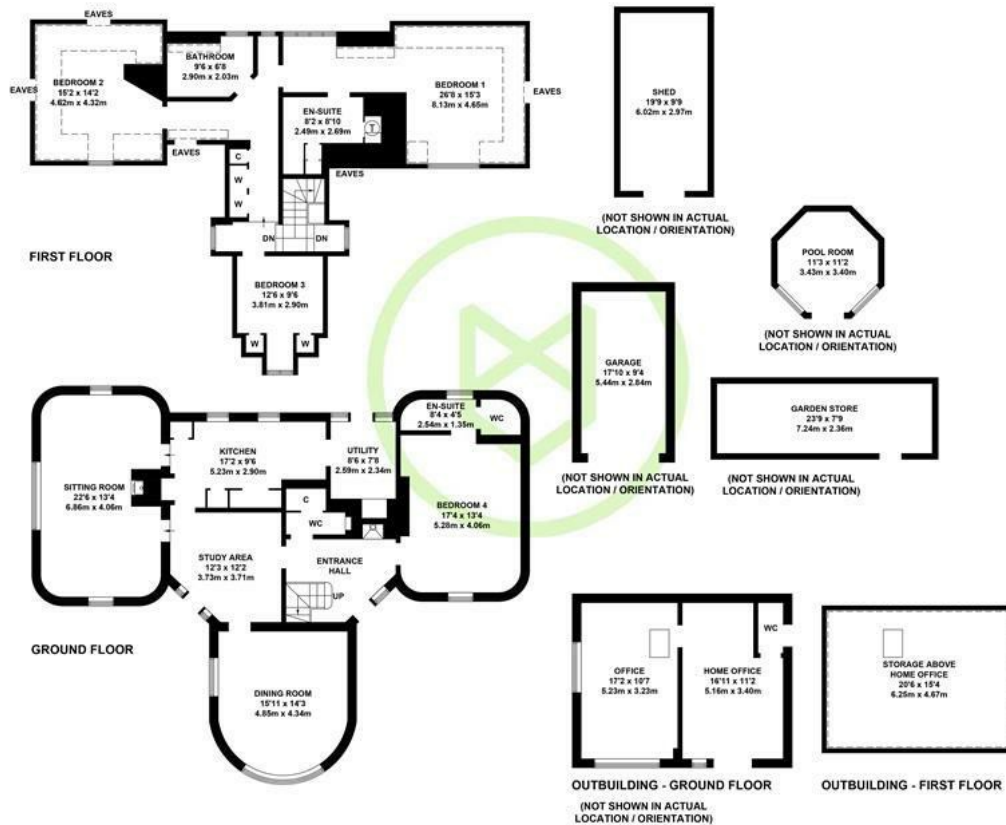
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# Summary

A wonderful Grade II listed detached home constructed 1800's, offering a wealth of charm and character, positioned on a generous plot measuring approximately 0.50 of an acre. The accommodation offers four bedrooms, two benefiting from en-suite shower rooms, a family bathroom, sitting room, dining room, study area, kitchen, utility room, heated swimming pool, outside office space, further outbuildings, gated driveway and beautifully kept gardens.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1340 SQ FT / 124.5 SQ M  
FIRST FLOOR = 996 SQ FT / 92.5 SQ M  
OUTBUILDING - GROUND FLOOR = 387 SQ FT / 36 SQ M  
OUTBUILDING - FIRST FLOOR = 313 SQ FT / 29.1 SQ M  
OUTBUILDINGS = 644 SQ FT / 59.8 SQ M  
TOTAL = 3680 SQ FT / 341.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1167782)

## Features

- Grade II listed detached home within the village of Shootash
- Generous plot measuring approximately 0.50 of an acre
- Four bedrooms, two of which benefit from en-suite shower rooms, further family bathroom
- Sitting room, dining room, study area, kitchen and utility room
- Various outbuildings including home office space, ideal for a small business, home gym or working from home
- Outdoor heated swimming pool
- Gated driveway parking and large driveway
- Seller suited with forward purchase
- Boiler and oil tank installed in 2025

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C

# The Round House

Danes Road, Shootash, Hampshire, SO51 0GB

## Ground Floor

The warm and cosy feel of this wonderful home is apparent as soon as you enter the hallway. An inner hallway serves well as a study area and has doors opening to the gardens. The sitting room features a triple aspect, a door leads into the kitchen, which is fitted with a range of cupboards and drawers, a butler sink, a pantry cupboard, the built in oven has a fitted hob and extractor canopy over, there is space for a dishwasher and space for an 'American' style fridge/freezer. An opening leads into the utility room which has fitted storage, a butler sink, space for an oven with fitted extractor canopy over, space for a washing machine, space for a dryer and a door opens to the side of the home. The dining room has a pleasant double aspect overlooking the gardens and there is ample space for a dining suite. The ground floor bedroom is a generous double room which benefits from an en-suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

## First Floor

The landing benefits from fitted storage and provides access to three first floor bedrooms and the family bathroom. Bedroom one benefits from access to an en-suite which is fitted with a suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom two is a generous double room and bedroom three is a good size single room that benefits from fitted storage. The family bathroom is fitted with a white suite comprising WC, wash basin, bath with shower over and further shower attachment.

## Outside

The gardens are a particular feature of the home, with the whole plot measuring approximately 0.50 of an acre. The majority of the gardens are laid to lawn, there is a outdoor heated swimming pool and an array of established hedging and trees.

## Outbuildings

There are several outbuilding providing ideal outdoor storage, including a detached garage, green house, workshop, pool house serving the outdoor pool and sheds. An outdoor office is an ideal space for a home gym, to work from home or run a small business (subject to the relevant permissions), this room has its own WC and access to storage space in the roof.

## Location

The picturesque and characterful village of Shootash is located to the north west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from a nearby primary school, church and village hall with farm shops on the edge of Awbridge and Kimbridge.

## Sellers Position

Found property to purchase which is end of chain

## Age

1800s

## Tenure

Freehold

## Heating

Oil fired central heating - Boiler and oil tank installed in 2025

## Drainage

Septic tank - compliance certificate provided

## Primary School

Awbridge Primary School

## Secondary School

The Romsey School

## Council Tax

Band G - Test Valley Borough Council

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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