



BOTLEY ROAD
SHEDFIELD | SO32 2HL

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BOTLEY ROAD

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Freehold

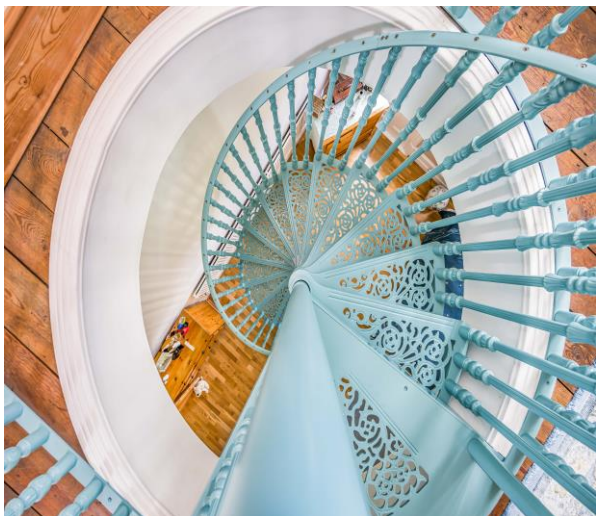
£1,100,000

In Brief

- Southerly Wing of Grade II Listed Manor House
- Fabulous Countryside Location backing onto miles of Farmland
- Secluded Picturesque Setting just north of Wickham Village Square
- Magnificent Parkland & Woodland Grounds of 1.5 Acres
- Private Tree-Lined Driveway to Ample Parking, Garage & Carport
- 3,000 sq.ft (278 sq.m) of Accommodation spanning Three Floors
- Stunning 26ft x 20ft Dual aspect Drawing Room
- Luxury Fitted Kitchen/Breakfast Room with Integrated Appliances
- Impressive Master Bedroom Suite with Spiral Staircase to Living Room
- Beautiful Gardens with Several Outbuildings including a Scandinavian Style Summer House and Terrace with fine views over Farmland







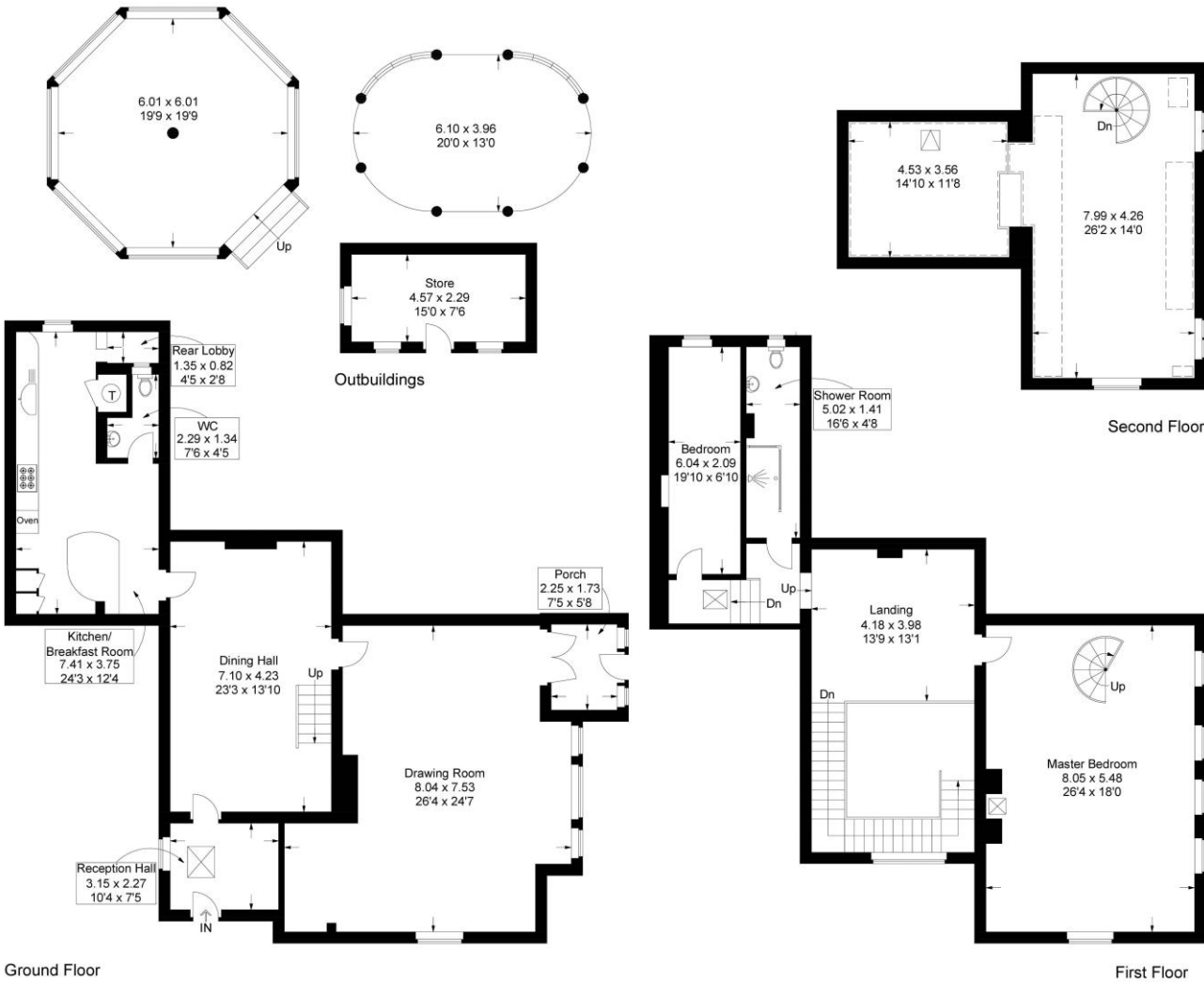
The Property

Hall Court is a circa 18th century Grade II Listed former Manor House situated in a picturesque setting in the Hampshire parish of Shedfield within the beautiful countryside of the Meon Valley approximately two miles north of Wickham Village Square. The house was extended in Victorian times to form this substantial southerly main wing, which is approached via its own, long sweeping private driveway flanked by mature trees. Set in stunning parkland and wooded grounds of around 1.5 acres adjoining miles of arable farmland, the house is perfectly situated for access to the M27 south coast motorway with rail service to London (Waterloo) found in nearby Botley to the west while the historic town of Bishops Waltham is 3.5 miles to the north, the River Hamble offering sailing facilities only 4 miles away and excellent private schooling found at Boundary Oak just 5 miles to the south. Southampton International Airport is approximately 9 miles away. At 3,000 sq.ft (278 sq.m) spanning three floors, the accommodation comprises, entrance vestibule with door into an impressive 23ft dining hall with open fireplace and grand Oak paneled staircase to the first floor. The magnificent 26ft x 20ft double aspect drawing room enjoys fine southerly views over the patio, lawned garden and farmland beyond while the modern contemporary fitted kitchen/breakfast room complete with a range of integrated appliances has access to a useful rear courtyard area. Once on the spacious galleried landing with Tudor style beamed ceiling and large multi pane window on the half landing, the generous master bedroom also has far reaching farmland views and features exposed wood flooring, a log burner and stylish spiral staircase leading to a 'loft' sitting room and eaves ideal for home office and hobbies. There is an additional bedroom and luxury family shower room. Externally, there is a southerly facing paved patio which overlooks well-tended lawned gardens with several outbuildings including a potting shed, aviary, garden store and greenhouse while the large bandstand style gazebo would make an ideal entertaining area. Through the wooded section you will find an impressive 20ft x 13ft Scandinavian style summer house pitched above ground on sawn-off tree trunks with raised terrace and seating area enjoying fine views across the adjoining farmland. Ample parking and convenient turning circle is provided for several vehicles along with a carport and log store together with a detached garage and workshop. Viewing of this unique opportunity is strongly recommended to appreciate both the location and secluded grounds.





Hall Court, Botley Road, Shedfield
 Approximate Gross Internal Area = 278.8 sq m / 3000 sq ft
 Outbuildings = 61.6 sq m / 663 sq ft
 Total = 340.4 sq m / 3663 sq ft



□ = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

