



WITHEY PLACE, SHALDEN, HAMPSHIRE,

GU34 4DT



OUTSTANDING COUNTRY HOME IN SUPERB POSITION

This exceptional home enjoys a peaceful rural approach and offers elegantly presented throughout. The well-appointed reception rooms & bedrooms, are by a detached annexe and set within spectacular private grounds of approximately 5 acres.



Local Authority: East Hampshire County Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil central heating. Gas heating to the annexe. Air source heating to the pool.



BEAUTIFULLY PRESENTED THOUGHTOUT

Highlights include a double-aspect drawing room with feature fireplace and French doors to the garden terrace, a formal dining room, a well-equipped kitchen with everyday dining space, a study with pool views, and a cozy sitting room or TV den. Practical additions include a utility, laundry room, and boot room opening to an enclosed gravel courtyard. Upstairs, the principal bedroom enjoys an en suite, while five further double bedrooms offer views over the gardens and countryside, served by two family bathrooms. The detached annexe offers flexible living with a sitting room, mezzanine bedroom, and bathroom — ideal for guests or extended family. The beautifully landscaped, south-west facing grounds include a wisteria-framed alfresco terrace, sweeping lawns, mature trees, an outdoor pool with sun terrace, a tennis court, and woodland garden areas, all with far-reaching views. Equestrian facilities include a stable yard with three stalls, tack room, hay barn, and an approximately two-acre paddock.









House Approximate Gross Internal Area = 3,541 sq ft / 329 sq m
 Annexe Approximate Gross Internal Area = 473 sq ft / 44 sq m
 Stables Approximate Gross Internal Area = 700 sq ft / 56 sq m

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. (ID767266)

We would be delighted
to tell you more.

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