

Blue Hayes, Shootash, SO51 6GA



£799,950



Summary of Features

- 🛇 🛛 Beautifully styled country cottage
- Impressive open plan format creating elegant living accommodation
- Five bedrooms and accommodation
 extending to 2406sqft
- Landscaped gardens of approaching 1/3 acre
 backing onto picturesque woodland
- Planning permission granted for the erection of a double bay Oak Framed garage with cat slide
- ጰ Luxurious bathroom suites and sanitary ware
- ጰ Elegant fully integrated kitchen
- 🔗 Popular rural village setting
- S Gas central heating and private drainage
- Public footpath access through Squabb
 Woods



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An exquisite country cottage which has been the subject of one of the most extraordinary and elegant refurbishments to create an exceptional family home which is surprisingly spacious extending to 2406sqft. Blue Hayes is truly delightful, enjoying a wealth of charming features associated with its era. Including exposed beams, an impressive Inglenook fireplace and a pretty bay window in the living space. This is all sensitively co-ordinated with a highly contemporary social flow via a stunning open plan living space creating the ideal modern living. Principally single storey, the five bedrooms are of good proportions served by luxurious bathroom suites and there is a useful boot room to supplement storage space. Set back in its attractive grounds approaching 1/3 acre, the property enjoys a sylvan backdrop of private woodland with a public footpath providing several picturesque walks. There is generous parking and private garden areas and the popular market town of Romsey is just a few miles away.

Description

A traditional oak framed porch with hardwood door opens into the entrance hall where the charming character of this stylish home is immediately apparent. Feature panel doors serve access to an elegant and beautifully fitted cloakroom with wash hand basin and sensor light mirror. A bedroom serves as an ideal guest suite with recessed wardrobes and ensuite shower room with underfloor heating. Oak flooring flows through the principal living room which is simply jaw dropping! The extensive open plan space studded with elegant exposed beams is a most wonderful and chic living space and comprises an extra large recessed Inglenook fireplace with open fire and seating. Original exposed beams and timbers afford the open plan format and lead to the elegant kitchen living room which features a charming bay window with door to the garden. The kitchen includes an extensive range of cabinets at eye and base level with an impressive central island of oak worktops serving as a preparation area and breakfast bar. Integrated appliances include a Belling range with twin oven, warming drawer, grill and induction hob with extractor hood over. There is a fitted larder fridge and separate freezer and dishwasher. Double doors open into the covered courtyard which is an ideal entertainment venue. The inner hall provides access to the bedroom arrangements as well as luxurious family bathroom. There are three well proportioned bedrooms. The master is gorgeous, dual in aspect with

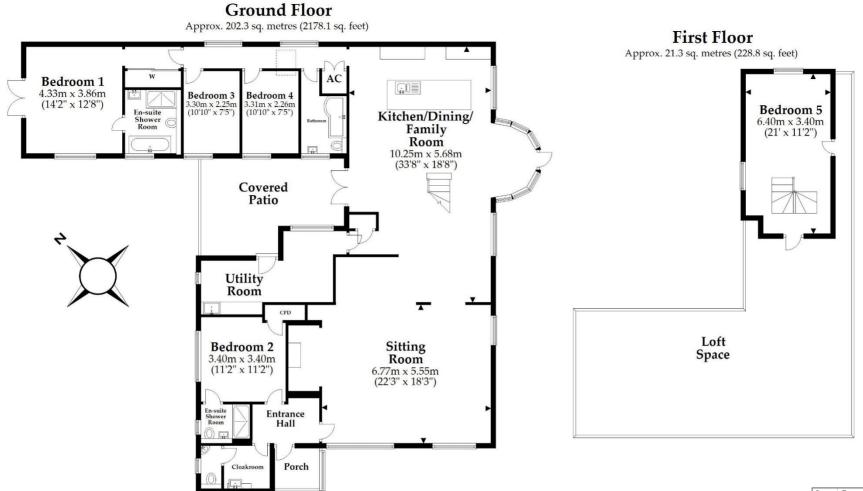
double doors to the garden and large mirrored wardrobe space as well as a luxurious ensuite bathroom with ellipse bath, double shower cubicle, low level WC and wash hand basin. An impressive utility room serves as a boot room with storage space and door to the garden. The staircase has been cleverly designed to provide practical yet stylish access to the first floor which hosts the spacious bedroom and access to a large storage area which has potential for further conversion.

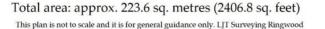
A five bar gate serves access to the most extensive shingled driveway providing parking and turning for numerous vehicles. Low level brick walling provides separation from the private gardens which are principally lawned and include a matching thatched gazebo and store. There is a feature covered rear patio. Planning permission has been granted for the erection of a double bay Oak Framed garage with cat slide.

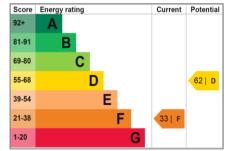
The highly desirable village of Shootash lies within the Test Valley parish and is ideally located within walking distance of a network of country paths to local villages, public houses and to the market town of Romsey. There are convenient road links via the A27 to Salisbury and junction 2 of the M27 is within a five minute drive providing access to Winchester, Southampton and London. Parkway Station is within a 20 minute drive and provides direct train links to London. The popular town of Romsey is situated approximately two and half miles away offering a host of amenities and varied shopping outlets.

The property is served by LPG gas central heating and private drainage.

From our office in West Wellow, turn right onto the A36 turning left into Whinwhistle Road at the speed camera. Follow this road until reaching the Shootash crossroads turning right onto the A27. The property can be found on the left hand side.







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