



Blue Hayes, Shootash, SO51 6GA

£799,950



**CHARLES POWELL**  
ESTATE AGENTS



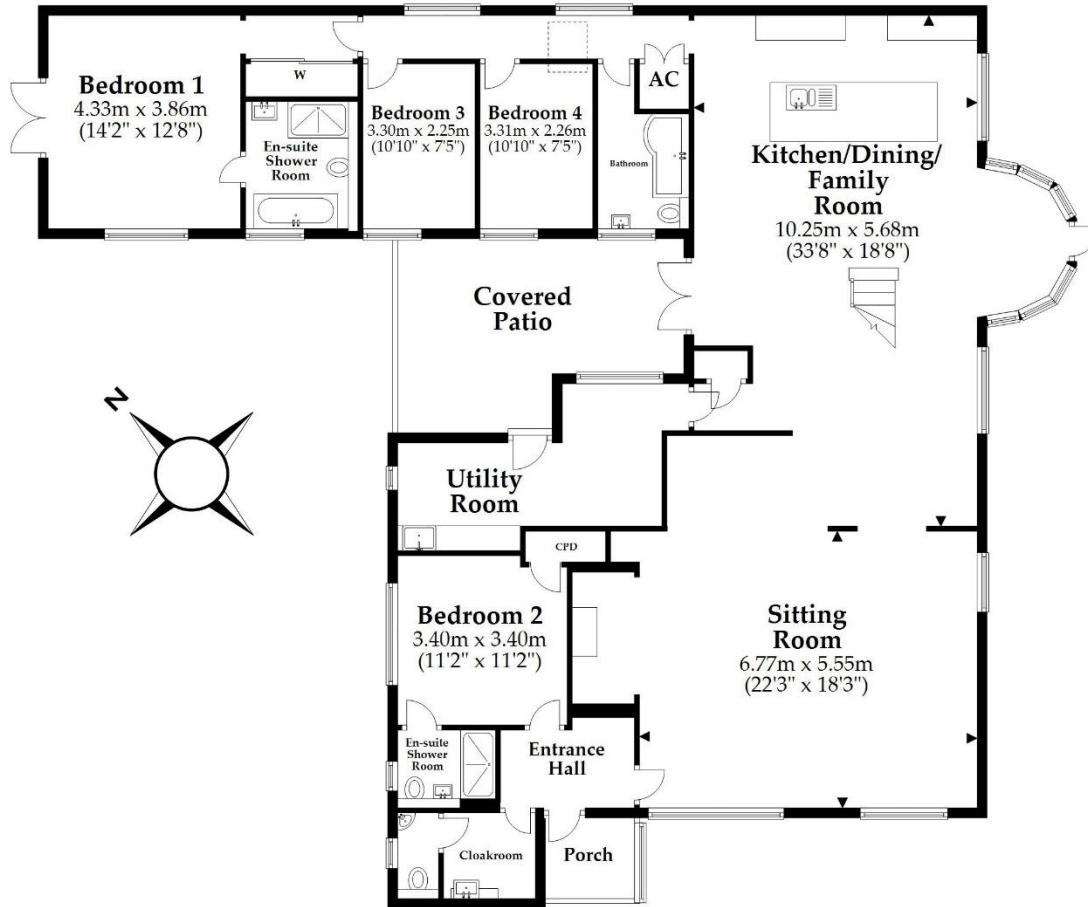
## Summary of Features

- ❏ 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
- ❏ Luxurious bathroom suites and sanitary ware
- ❏ Elegant fully integrated kitchen
- ❏ Popular rural village setting
- ❏ Gas central heating and private drainage
- ❏ Public footpath access through Squabb Woods



## Ground Floor

Approx. 202.3 sq. metres (2178.1 sq. feet)

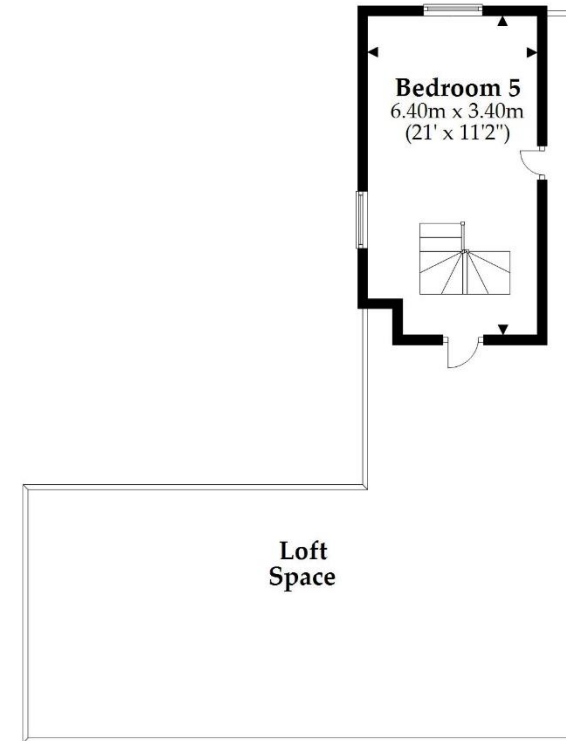


Total area: approx. 223.6 sq. metres (2406.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJ1 Surveying Ringwood

## First Floor

Approx. 21.3 sq. metres (228.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F	33   F	
1-20	G		

Suite 5a & 5b, Chatmohr Office Village, Crawley Hill,  
West Wellow, Hampshire SO51 6AP.  
01794 322999  
info@charles-powell.co.uk  
www.charles-powell.co.uk



**CHARLES POWELL**  
ESTATE AGENTS

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These details do not constitute a contract or part of a contract.