



Primrose Cottage Turkey Island, Shedfield - SO32 2JE

In Excess of £775,000

WHITE & GUARD

Primrose Cottage Turkey Island

Shedfield, Southampton

INTRODUCTION

Dating back to 1860 this beautiful family home combines both character and thoughtfully designed living accommodation that is set out on one level and also enjoys a secluded location yet is conveniently positioned between the pretty market towns of Bishops Waltham and Wickham. As well as several exposed beams throughout there is an open fireplace in the sitting room, complete with wood burning stove, kitchen/dining room with granite worktops, a lounge with vaulted ceiling, three well-proportioned bedrooms, two of which are ensuite and beautifully appointed family bathroom. Externally there is an outside office with a-joining utility, a detached workshop with attached shed, along with two covered seating areas, patio areas, two driveways, parking for numerous vehicles and an attractive, enclosed garden. To fully appreciate everything that this truly unique, yet wonderful, family home has to offer, an early viewing is undoubtedly a must.

LOCATION

Shedfield is ideally situated between the pretty market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops and general amenities. The neighbouring village of Botley is also only minutes away, which has a mainline railway station and both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND E
- FREEHOLD EPC D
- 19TH CENTURY CHARACTER HOME
- ATTRACTIVE REAR GARDEN
- OUTSIDE OFFICE AND WORKSHOP
- DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES





INSIDE

Approached via a large driveway, a double glazed front takes you through to an inviting entrance porch, which is a dual aspect space and from a further door then leads through to the spacious sitting room. This room has a bay window at one end, further window to the front and a set of French doors that lead onto a side patio area. The main focal point of the room is then the open fireplace with inset wood burning stove with Oak mantle, the room also has exposed ceiling beams, stylish wall panelling and wall lights. There is then a lovely additional the owners use as a lounge which has a vaulted ceiling and French doors that leads out onto a further large patio and covered seating area, a particular feature of this room is also the attractive slate tiled flooring which continues throughout the kitchen. The heart of the house in some ways then certainly has to be the kitchen/dining room, which is fitted with a matching range of Maple wall and base units with granite worktops, along with a range of appliances including a double range style cooker, dishwasher, fridge and freezer. The room also has two windows overlooking the driveway and garden to the front with stable door to the centre. The Master bedroom has a double glazed window to the rear, fitted wardrobes and wood effect flooring with a door at one end that leads through to the beautifully appointed ensuite. This room has a wet room style shower cubicle with slate tiling, a floating wash hand basin and low level WC. Bedroom two also overlooks the rear of the property as does bedroom three, with the second bedroom also benefiting from wood effect flooring, fitted wardrobes and a door that leads through to a modern ensuite shower room. Bedroom three, as mentioned earlier, also has a window to the rear and again, is a lovely light and airy room with fitted wardrobes. The family bathroom is fitted with a modern suite comprising of a free standing, shaped bath, wash hand basin set onto a vanity unit and matching WC, with the room also being fully tiled with slate tiling.



OUTSIDE

Externally, to either side of the property there are two large patio areas in addition to two separate covered seating/BBQ area, both with lighting.

Adjacent to the lounge that forms part of the extension, there is a detached building, formerly a garage that the owners have converted into both a spacious office, ideal for anyone working from home and sizable utility room. Directly opposite there is a large brick blocked paved driveway that provides parking for numerous vehicles, accessed via a set of double gates. The garden is mainly lawned with picket fence, with additional driveway towards the end which also has double gates, a parking area and workshop with attached shed to the side.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

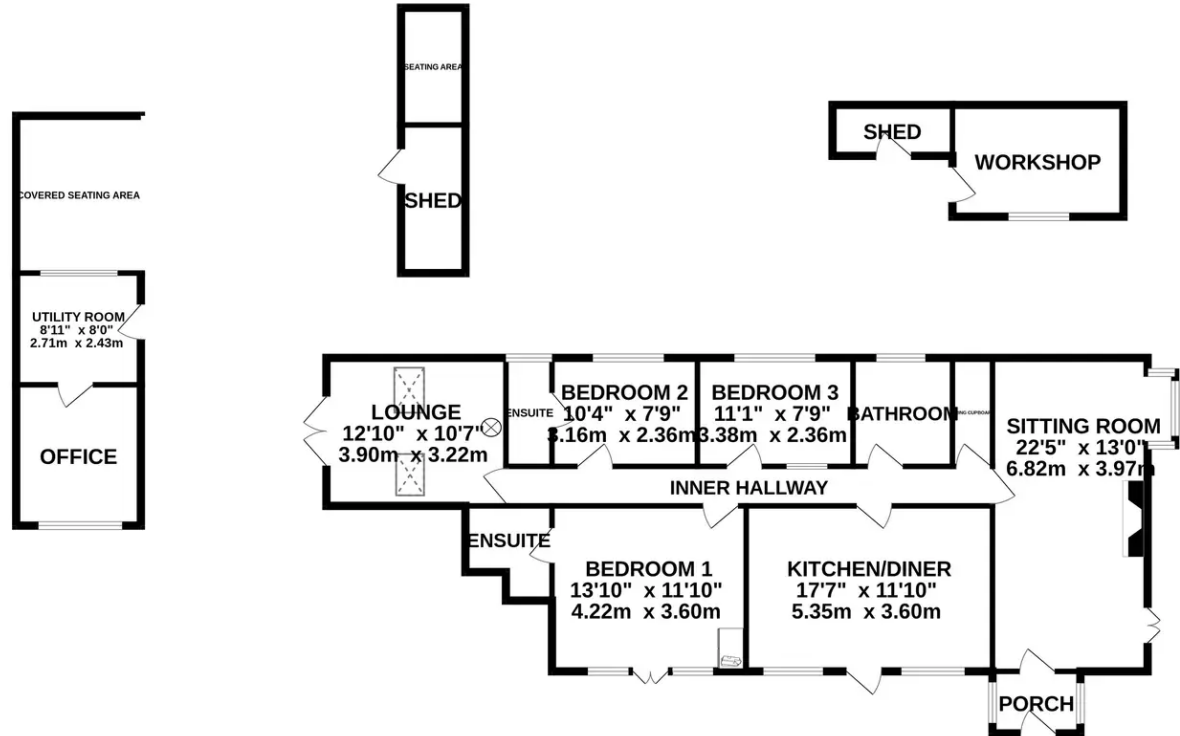
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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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