



Hope Cottage Botley Road, Shedfield - SO32 2JG

In Excess of £475,000

WHITE & GUARD



# Hope Cottage Botley Road

Shedfield, Southampton

Offered for sale with no forward chain and positioned on a secluded plot approaching 0.25 acres this character detached cottage is believed to be the oldest remaining property in the rural hamlet of Shedfield. Exuding an abundance of charm, this delightful home is found at the end of a discreet driveway and is encompassed by wonderful mature gardens. Amongst many original features which includes beamed ceilings, the property provides well maintained accommodation that offers two reception rooms, a fitted kitchen as well as three bedrooms and two bathrooms including an en-suite. While externally a driveway provides ample off-road parking.

## LOCATION

The property is conveniently situated between the market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops and amenities. The neighbouring village of Botley is also close by and which has a mainline railway station. There are good local schools, public transport links and both Southampton Airport and all main motorway access routes are also within easy reach.

- WINCHESTER COUNCIL BAND E
- EPC ORDERED
- FREEHOLD
- NO FORWARD CHAIN
- CHARMING CHARACTER DETACHED COTTAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- WRAP AROUND PRIVATE GARDEN
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES







Accessed through an oak front door, a flight of stairs lead to the first floor and the space to one side extends into the kitchen. Laid to terracotta tiles and benefiting with underfloor heating, the bespoke hand painted wooden kitchen comprises of wall and base level work units with fitted work surfaces over which incorporate an inset gas hob and one and half bowl sink and drainer unit. There is a fitted Bosch electric oven, space and plumbing is provided for both a washing machine, slimline dishwasher and further space for a freestanding fridge freezer. Set at the rear of the house and enjoying a glorious outlook across the gardens is the living room, which really showcases the character of the property aided by a beamed ceiling and a feature log burning fire with brick surround. Laid to engineered oak flooring, a double width opening from one side extends into a dedicated dining area which has also been laid to oak flooring and benefits from a beamed ceiling. A door leads to a well-proportioned double bedroom which has dual aspect windows to the front and rear elevations and a fitted wardrobe. Offering en-suite facilitates the adjoining shower room has an enclosed shower cubicle, wash hand basin, WC and bidet. Completing the ground floor accommodation is a family bathroom that comprises a freestanding roll top bath, WC, pedestal wash hand basin, tiling to the principal areas and underfloor heating. The first floor landing provides access to another good size double bedroom, which has a striking vaulted ceiling and a good range of fitted wardrobes. The remaining first floor accommodation includes a dressing room which could also be utilised as a study and intern leads through to bedroom three. Please note while accommodating a double bed, bedroom three does have limited head height due to the roof pitch.

## OUTSIDE

Accessed from Botley Road the approach to Hope Cottage is gained along a private shingled driveway and is set a comfortable distance away from the main road itself. The drive leads to the house and allows for ample off road parking. A path laid to crazy paving leads to the front door and a patio area with a rotary washing line. The stunning gardens wrap around the house and are laid to well-maintained landscaped lawns with an extensive range of well established mature trees, plants, shrubs and a small orchard area. There is a large shed / work shop with electricity and a wood store. The gardens offer complete privacy and a really provide a lovely outside space to enjoy.





SERVICES:

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed  
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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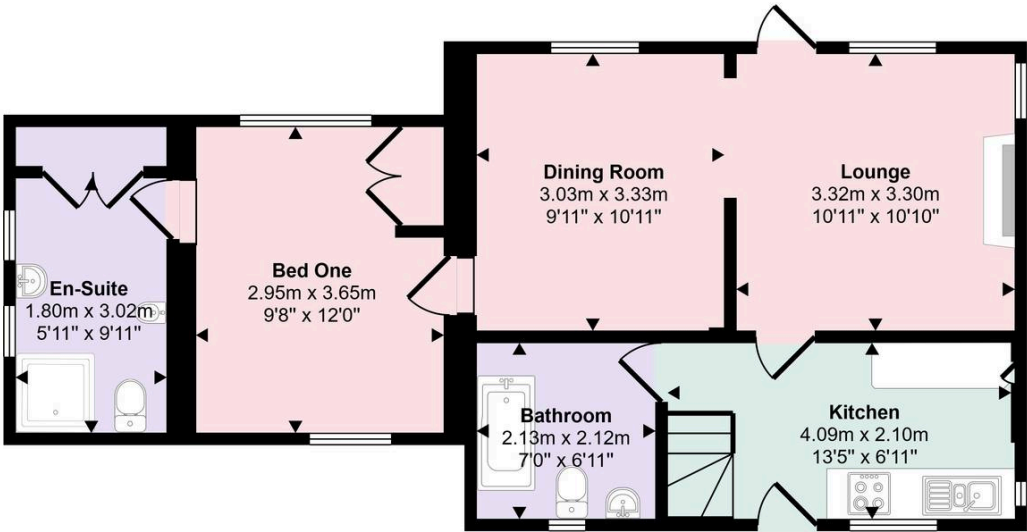
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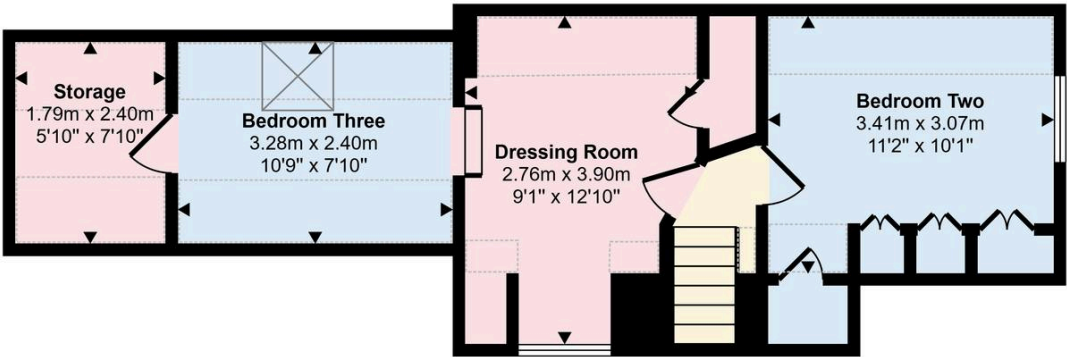
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically 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.



Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 56 sq m / 603 sq ft



First Floor  
Approx 38 sq m / 411 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.