

# 3 HALL COURT

Botley Road, Shedfield, SO32 2HL

Asking Price £525,000

WELLER  
PATRICK





## PROPERTY FEATURES

A superbly presented, three-bedroom period cottage in a desirable country estate

Entrance Hallway • Sitting Room • Kitchen/Breakfast Room • Three Bedrooms • Family Shower Room

Attractive Garden • Shepherds' Hut • Single Garage • Off Road Parking • Viewing Recommended





## DESCRIPTION

This superbly presented three bedroom period cottage is situated within sought after Hall Court in the village of Shedfeld.

Hall Court is a very desirable and attractive small country estate of only 11 character properties set within the grounds of the significant, listed main Hall Court house which is now converted into four properties. Hall Court features a long and impressive driveway approach and is surrounded by fields.

The property we are offering is no 3 Hall Court being one of four cottages which formed part of the original estate, perhaps serving the main house in days gone by. The property has in recent years been considerably and tastefully improved by the current owners.

The accommodation benefits from a welcoming hallway with character features including engineered oak flooring which also leads through to the kitchen/breakfast room and sitting room. The attractive sitting room includes a fireplace, some feature panelling and a bay window to the front with a pleasant outlook.

On the first floor the three bedrooms include a superb bedroom one with a vaulted ceiling, feature panelling and a beam. The property oozes character and charm and must be viewed to be appreciated. Another feature is the amazing shepherds hut in the garden with light and power connected. At the very rear of the property is the parking area with a single garage with parking alongside and to the front.

The country town of Bishops and traditional village of Wickham are both within a short drive and offer a range of shops and services from their traditional centres. Main-line rail services can be accessed from nearby Botley, Winchester and Eastleigh and the south coast centres of Southampton, Portsmouth and Winchester are all within easy driving distance.

Viewing of this most attractive property is highly recommended to fully appreciate the properties presentation, accommodation and location.



## DIRECTIONS

From Bishops Waltham take the B3035 towards Curdridge and Botley. At the very end of this road turn left signposted to Wickham. Continue and almost opposite the Wickham Vineyard are a large pair of gate posts signposted Hall Court. Continue into the Hall Court driveway, viewers are requested to park in the parking area / pull in which is on the right as you proceed along the driveway.

Particulars amended 27<sup>th</sup> January 2026

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

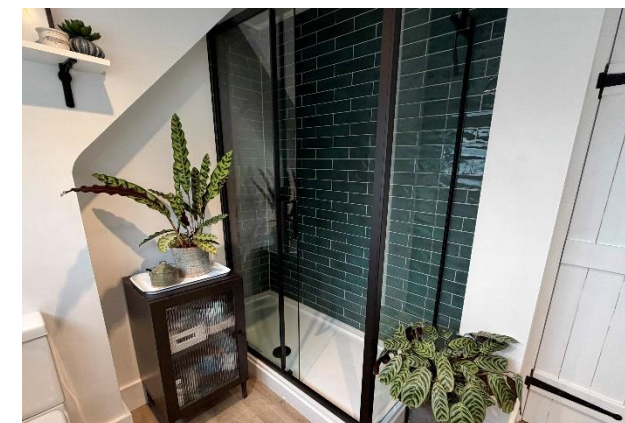
Council tax band D

Services Mains electricity, water and drainage. Oil fired central heating.

### VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





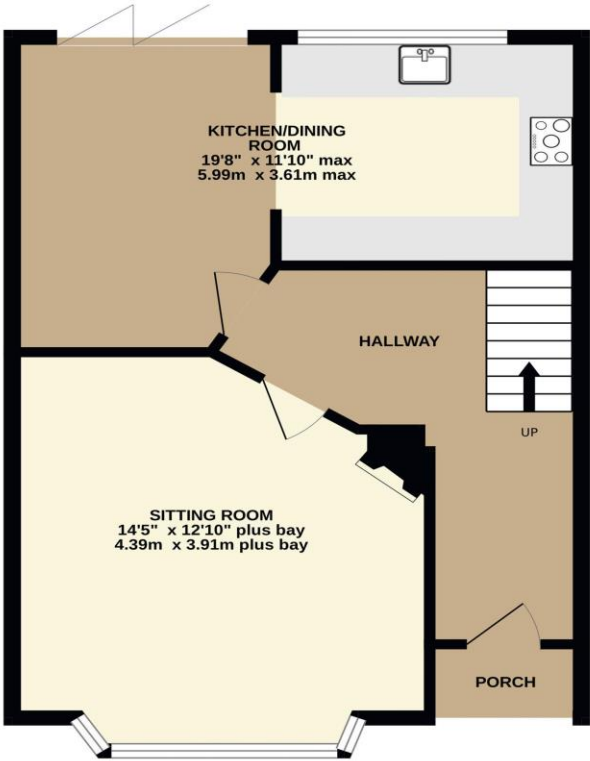




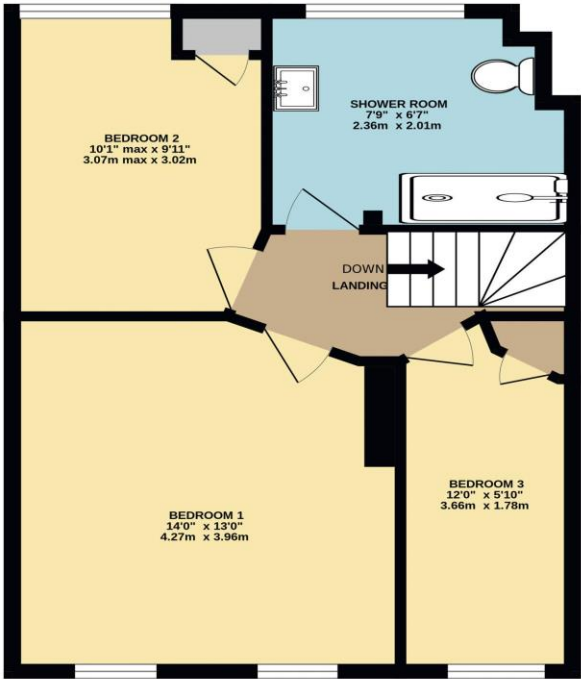
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GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC