



3 Hall Court Botley Road, Shedfield - SO32 2HL
£495,000

WHITE & GUARD

3 Hall Court Botley Road

Shedfield, Southampton

INTRODUCTION

A rare opportunity to acquire a beautifully reimagined three-bedroom period cottage, set within an exclusive and highly desirable country estate. This exceptional mid-terrace home seamlessly blends timeless character with refined contemporary design, offering a lifestyle that is both elegant and effortlessly modern. Having been thoughtfully and extensively updated by the current owner, the property showcases an impeccable standard of finish throughout, perfectly suited to discerning buyers seeking charm without compromise. From the stunning open-plan kitchen/dining space to the striking vaulted principal bedroom, every detail has been curated to create a home of warmth, style and distinction. Ideal for professionals, downsizers or young families alike, this is a home that delivers both aesthetic appeal and practical living within a tranquil yet well-connected setting.

LOCATION

Positioned within the prestigious Hall Court estate in the sought-after village of Shedfield, the property enjoys an enviable semi-rural setting surrounded by open countryside and mature grounds. The estate itself is a charming collection of character properties approached via an impressive driveway, offering both privacy and a strong sense of arrival. Despite its peaceful setting, the location remains exceptionally well connected. The nearby market town of Bishop's Waltham and the picturesque village of Wickham offer a variety of boutique shops, cafés and essential amenities within a short drive. For commuters, mainline rail services are available from Botley, Winchester and Eastleigh, providing convenient access to London and beyond. The south coast hubs of Southampton and Portsmouth are also easily reached by car, making this an ideal base for those seeking a balance between countryside living and urban accessibility.





INSIDE

Stepping into the property, you are immediately welcomed by a beautifully designed entrance hallway, rich in character and finished with elegant detailing. The layout gently unfolds, guiding you through the home with a natural and inviting flow. To one side, the sitting room offers a refined yet cosy retreat, centred around a feature fireplace and enhanced by a charming bay window that floods the space with natural light. This is a room designed for both relaxation and entertaining, where traditional styling meets understated sophistication. To the rear, the home opens into a truly stunning kitchen and dining space, the heart of the property. Here, classic influences are perfectly balanced with sleek, contemporary finishes, creating a space that is both highly functional and visually striking. The dining area seamlessly connects to the garden via glazed doors, encouraging indoor-outdoor living and making it ideal for hosting or everyday family life.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a stylishly appointed shower room. The principal bedroom is particularly noteworthy, featuring vaulted ceilings and elevated windows that create a wonderful sense of volume, light and architectural interest.

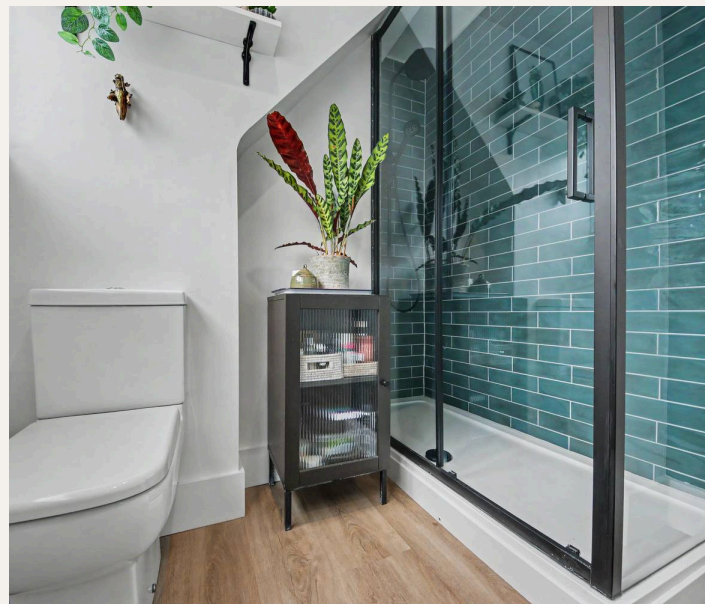
Throughout, the home exudes a carefully considered blend of heritage charm and modern comfort, resulting in a truly turnkey property.

OUTSIDE

Externally, the property offers equally compelling features. The rear garden is both attractive and functional, thoughtfully landscaped to provide a combination of lawn, planting and patio space, perfect for relaxing, entertaining or enjoying the outdoors. A standout addition is the charming shepherd's hut, complete with power and currently utilised as a pottery studio. This versatile space offers endless potential, whether as a home office, creative studio, guest accommodation or additional storage.

To the rear, the property benefits from a garage/carport arrangement and off-road parking, allowing for convenient accommodation of two vehicles, a valuable asset within such a character setting.

The front aspect is equally appealing, with a quaint cottage-style approach that perfectly reflects the charm and heritage of the home.



SERVICES:

Water, electricity and mains drainage are connected. There is oil central heating. Please note that none of the services or appliances have been tested by White & Guard.

BOARDBAND: 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.

- WINCHESTER COUNCIL BAND D
- FREEHOLD
- EPC RATING D
- BEAUTIFUL THREE BEDROOM PERIOD COTTAGE
- UNIQUE AND FULL OF CHARM
- STYLISH KITCHEN AND DINING SETTING
- ELEGANT SITTING ROOM WITH FEATURE FIREPLACE AND BAY WINDOW
- LANDSCAPED REAR GARDEN WITH LAWN AND PATIO AREAS
- DELIGHTFUL SHEPHERD'S HUT WITH POWER (IDEAL OFFICE/STUDIO)
- GARAGE/CARPORT AND OFF-ROAD PARKING FOR THREE VEHICLES

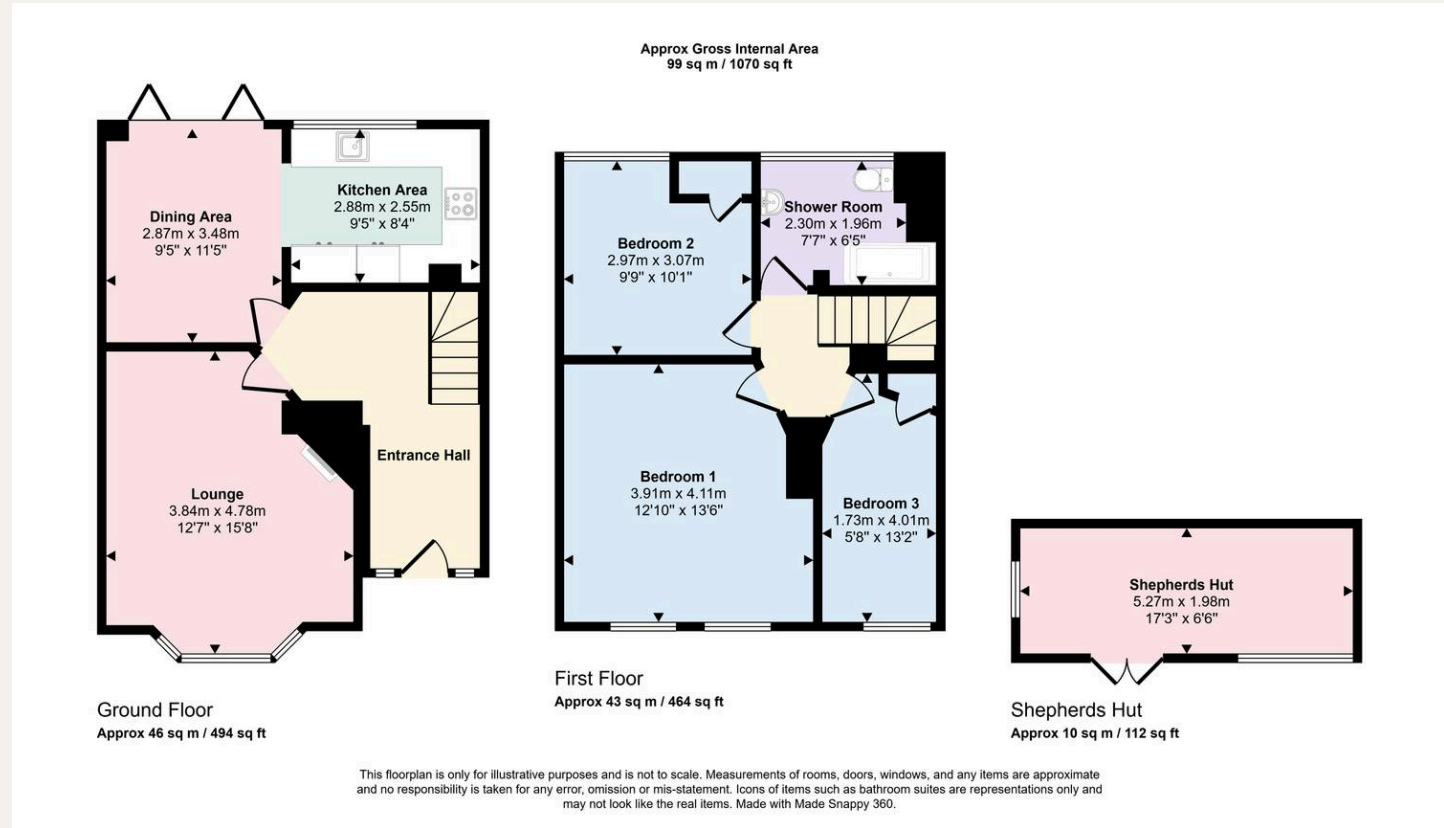
ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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.



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