



15 Shiel Hall Medway, Rosewell
Rosewell

Offers Over **£295,000**



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15 Shiel Hall Medway

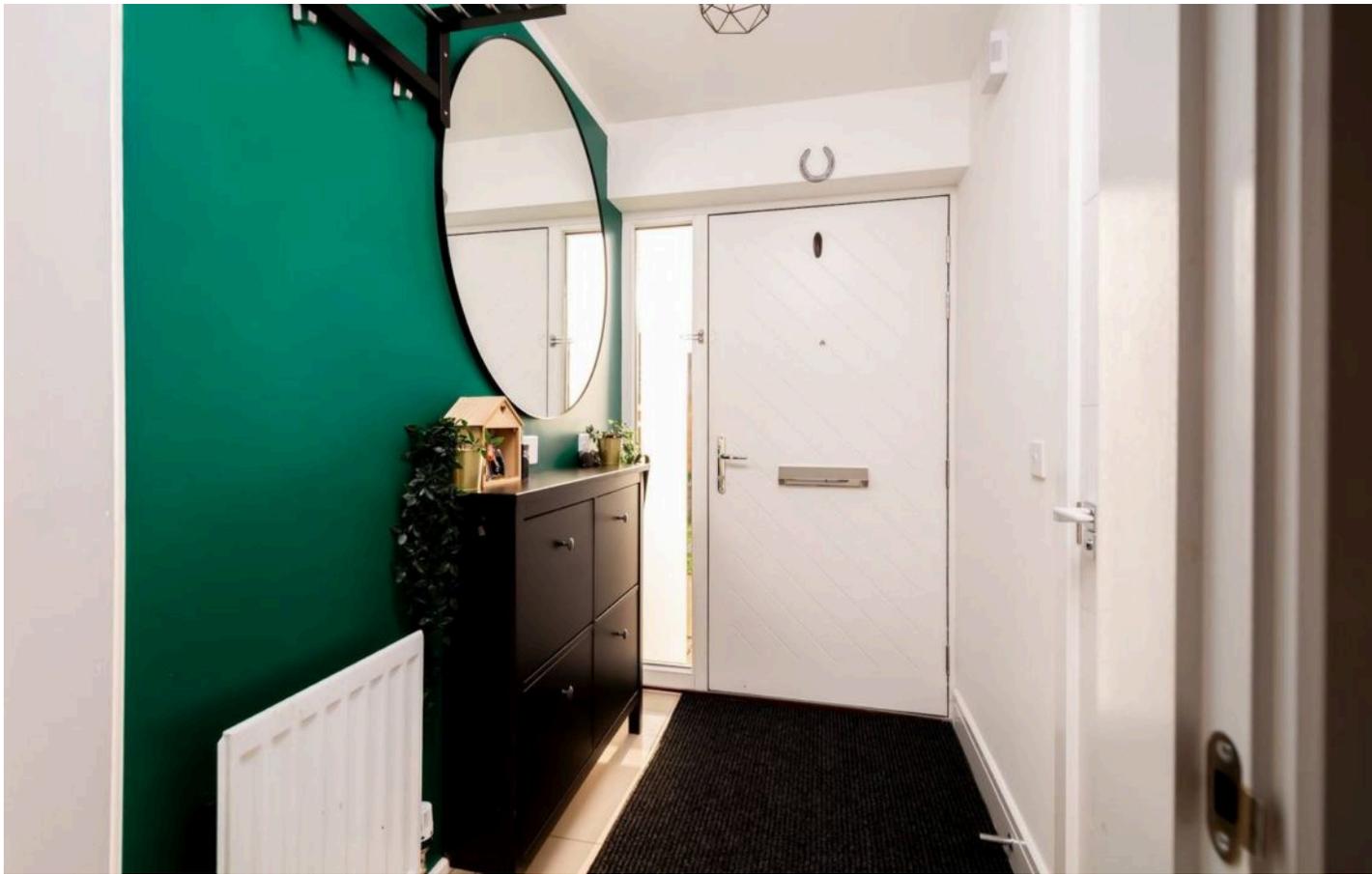
Rosewell, Rosewell

This is a home of quiet confidence – where light flows softly through open spaces, and every detail feels intentional. From the sculptural **designer kitchen** to the full-width **bifold doors**, it's a layout that lives and breathes with ease. Set within Rosewell's sought-after Shiel Hall estate, surrounded by green space and community.

This is more than a house.

It's a home with rhythm, warmth, and soul.

- Stunning open-plan layout with beautifully defined living zones
- Bespoke designer kitchen with integrated appliances and sculptural cabinetry
- Full-width bifold doors opening onto the garden and decking
- Ideal for commuters – city access without the city pace
- Catchment for top local schools, including Lasswade High.
- Surrounded by green space, woodland walks, and open countryside



Reception

Step inside and you're greeted by a bright, welcoming reception hallway – a space that instantly feels calm and composed. A large WC sits just off to the left, tucked neatly away, while a second door ahead creates a sense of quiet separation – preserving the warmth and intimacy of the main living space beyond.

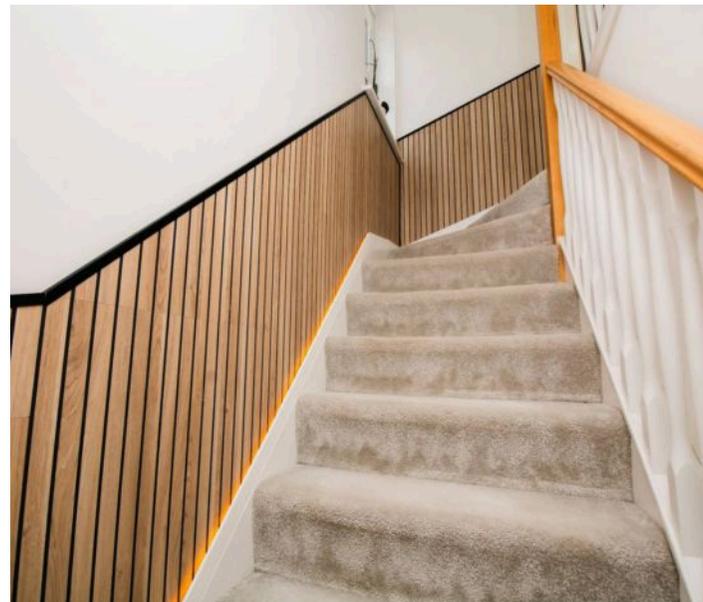
WC

5' 7" x 5' 5" (1.70m x 1.65m)

Just off the reception hallway sits a beautifully appointed WC – far more generous than most. Spacious enough to be reimagined as a full shower room, it currently serves as both a practical cloakroom and an elegant guest space. Finished with large-format contemporary tiles, a designer sink and toilet, and a small window that maintains privacy while drawing in natural light, the room feels bright, fresh, and quietly luxurious – a thoughtful detail that speaks to the home's overall sense of care and craft.

Stairs/Landing

Set quietly to the side as you enter, the staircase rises with understated elegance – softly lit by footwell lighting that guides your way, and framed by bespoke wood-effect panelling that adds warmth and architectural interest. It doesn't shout – it invites. A subtle moment of design that signals care and craftsmanship. At the top, the landing is bathed in natural light from a side window, leading you gently towards the three bedrooms and the family bathroom – a calm and quietly connected upper level.



Kitchen/Dining Area

13' 6" x 9' 1" (4.11m x 2.77m)

Step through, and the home opens up – a light-filled expanse where design and function work hand in hand. To your right, a bespoke designer kitchen draws the eye with clean white gloss cabinetry and warm wood-effect worktops. Units are arranged at subtly varied levels – sculptural, thoughtful, beautifully modern. Appliances are fully integrated – from the fridge-freezer and dishwasher to the sleek eye-level oven and microwave. A front-facing window fills the space with light. Ahead, the dining area flows effortlessly – generous, intuitive, distinct. Though open-plan, each zone feels intentionally defined. And then, the statement: a vast wall of bifold doors, opening to the garden. More than just a view – it's a connection. A wow moment. A signature that defines the home.

Hidden Utility

Beneath the stairs, behind a pair of discreet double doors, lies a **cleverly concealed utility area** – a perfect example of design serving everyday life without demanding attention.

There's space for a **washing machine and tumble dryer**, alongside room for the essentials – the vacuum cleaner, cleaning supplies, and everything else that keeps a household running.

It's tucked away, out of sight, but right where you need it. Practical, yes – but also elegant in its restraint. A space that works hard, so the rest of the home can breathe.





Living Area

From the kitchen and dining space, the home flows seamlessly into a distinct yet open living area — subtly defined by a small wall projection that extends gently from the main wall. It's a subtle architectural move, but one that creates a quiet sense of separation and intimacy within the open-plan layout. The eye is immediately drawn to the full-width bifold doors that span the rear wall. They open fully onto the raised decking, dissolving the boundary between indoors and out. On warmer days, the garden becomes an extension of the living room — a place where air, light, and life flow freely. Opposite the sitting area, the feature media wall is tucked into an alcove — its presence refined and purposeful. Finished with subliminal lighting, it casts a soft architectural glow, anchoring the space with understated confidence. A sculptural element that quietly brings the room together.



Master Bedroom

11' 8" x 10' 8" (3.56m x 3.25m)

Principal Bedroom

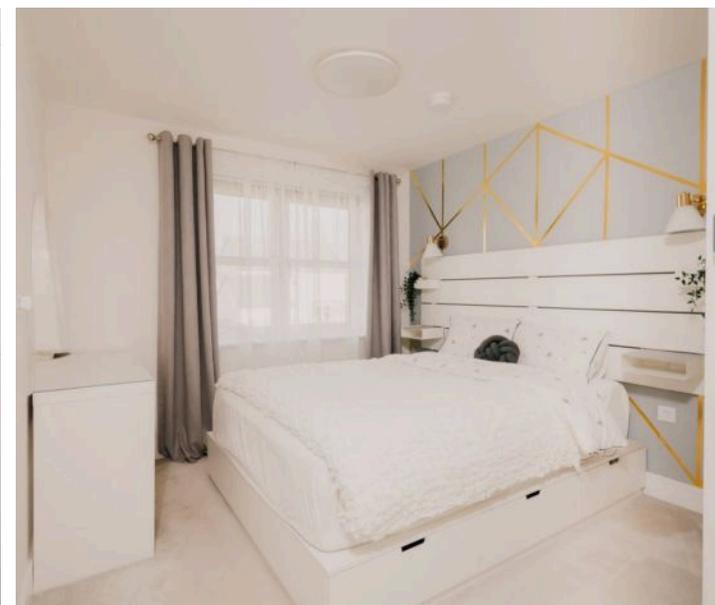
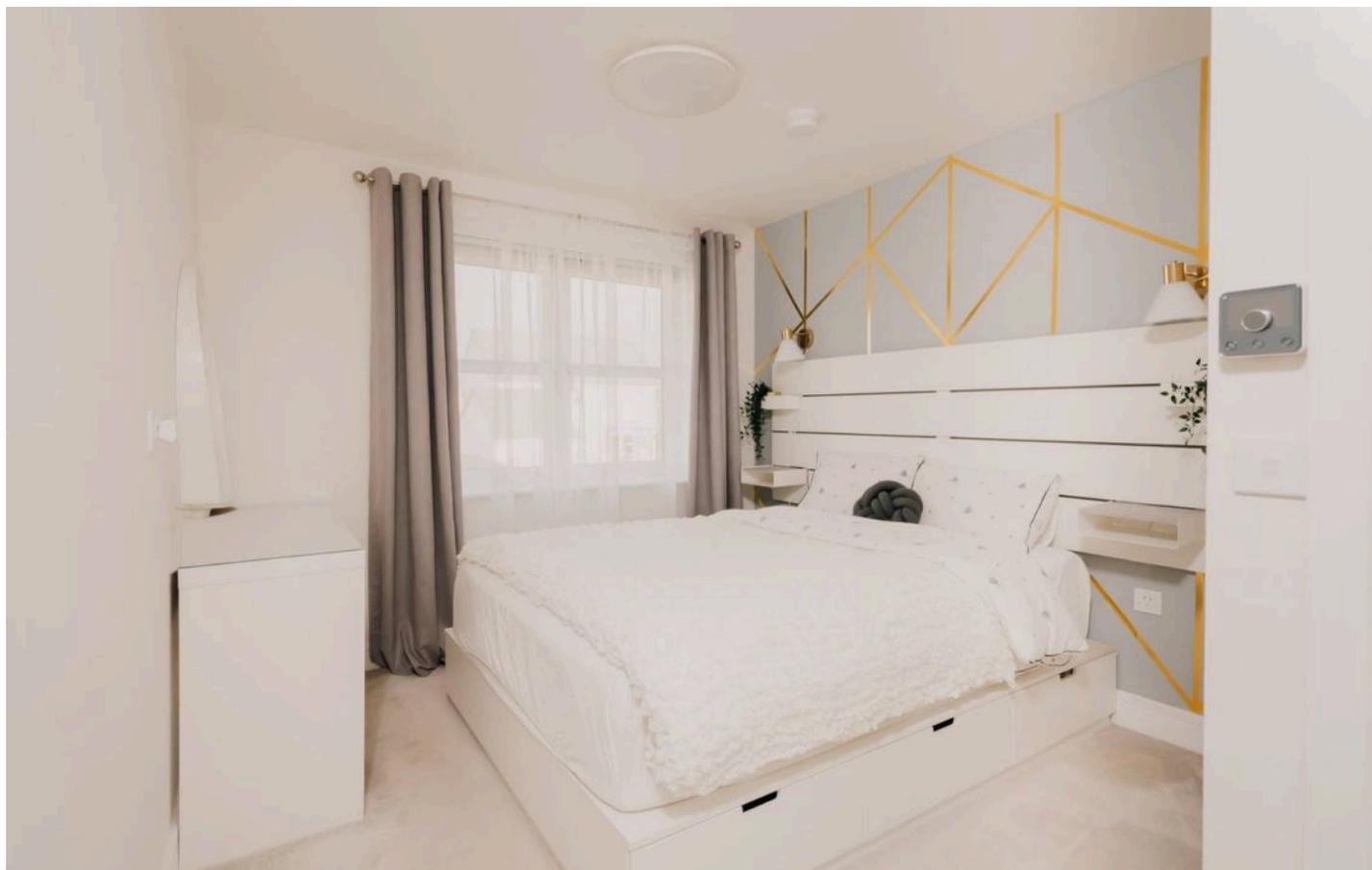
Set to the rear of the home, this is a room that doesn't just offer space — it offers sanctuary. A **large garden-facing window** invites the outside in, filling the room with light and softness throughout the day. The mood is calm, the proportions generous, and the finish understated.

A **sleek built-in wardrobe** is tucked effortlessly into the wall — modern, minimal, and quietly stylish. It's a space that understands rhythm, privacy, and the simple luxury of peace.

Ensuite

The **ensuite** continues the home's quiet confidence — a space that feels more boutique hotel than everyday necessity. **Large-format tiles** set the tone: tactile, modern, and grounding. A **floating designer sink** hovers effortlessly above the floor, paired with a **gloss vanity recessed into the wall** — part sculpture, part storage.

The **glass-framed shower** is crisp and contemporary, its presence strong but never showy. Every element feels intentional. This isn't just a functional space — it's an extension of the home's philosophy: clean lines, soft light, and a sense of effortless grace.





Bedroom

9' 0" x 7' 4" (2.74m x 2.24m)

Set to the rear of the home, this bedroom feels warm, quiet, and inviting — a perfect retreat with a garden-facing window that frames the greenery outside. It's a room that offers flexibility — whether as a nursery, a home office, a peaceful guest room, or simply a space to unwind. Thoughtfully finished, it continues the home's sense of calm and cohesion upstairs.

Bedroom

11' 11" x 8' 8" (3.63m x 2.64m)

Set to the front of the home, this generously sized double bedroom feels light, airy, and welcoming. A large window draws in the sun, creating a bright and uplifting atmosphere throughout the day. Well-proportioned and versatile, it offers space to breathe — whether styled as a peaceful guest room, a creative workspace, or a second luxurious bedroom. Like the rest of the home, it's finished with care, clarity, and a quiet sense of quality.

Bathroom

8' 5" x 6' 11" (2.57m x 2.11m)

The family bathroom continues the home's refined aesthetic — finished with the same large-format modern tiles seen throughout, creating a seamless, sophisticated feel. A floating designer sink adds a sculptural elegance, while the full-size bath is paired with both an overhead shower and a handheld attachment — a small but thoughtful detail that speaks to how well this space has been designed for real life. Every element feels considered. Every finish, beautiful. It's practical, yes — but quietly luxurious in every way.





GARDEN

The home sits quietly from the street – with a sense of composure and calm that sets the tone from the very first glance. A landscaped front garden leads you in, with a sculpted tree offering form and softness, quietly anchoring the space like a piece of natural art. A neat, private path draws you to the front door – unfussy, but deliberate – while to the left, a private driveway provides space for two cars with ease. A side gate, discreetly positioned, leads directly to the rear garden, keeping the flow of the home both practical and private. This is a home that welcomes without shouting. A first impression that lingers.

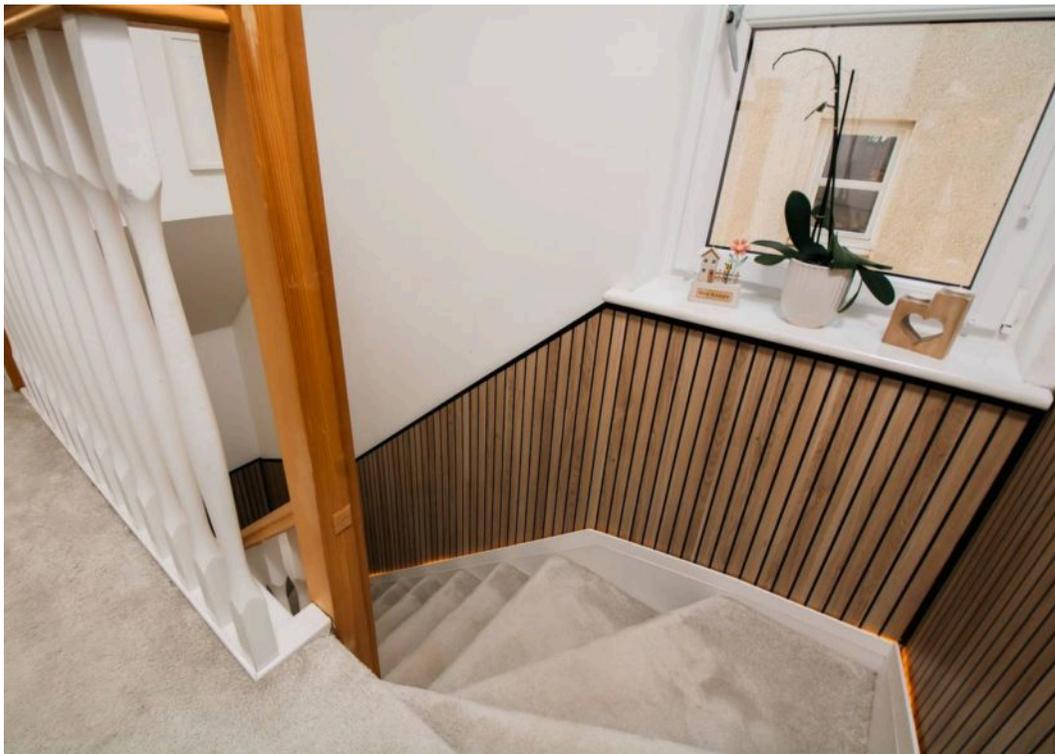
GARDEN

Step through the bifold doors and the house doesn't end – it continues. The boundary between inside and out disappears, and what unfolds is a flat, spacious garden that feels like a natural extension of the living space. A decking terrace sits just beyond the threshold – the perfect stage for outdoor dining, quiet evening drinks, or the everyday ritual of watching children play as the sun begins to dip. It's a space that holds calm by default, yet carries endless potential. The lawn stretches beyond – generous, open, and unspoiled. It's a canvas. Room to grow, to landscape, to shape into whatever you need next – a garden room, a vegetable patch, or simply more sky to enjoy. There's something timeless here. A space not just to use, but to inhabit. A place that doesn't need to be everything at once – because it's already enough, and it's ready to become more.

Driveway

A private driveway for 2 cars to the side provides off-street parking for two cars, with a side gate offering discreet access to the rear garden – practical, tidy, and well-placed.









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