



Cam Cottage
Botley Road
Shedfield
Hampshire
SO32 2HN



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oieo £1,100,000

INTRODUCTION

Dating back to circa 1900, this substantial six bedroom detached family home is set in approximately three acres that include formal gardens and a two acre paddock. Additional benefits include stables, an outdoor pool, tennis court, vegetable patch, driveway providing off road parking for numerous vehicles and double garage. Accommodation briefly comprises a lovely light and airy 17ft drawing room, 16ft dining room, large conservatory, music room, office, separate study, cloakroom, 27ft breakfast/family room, kitchen, 18ft utility, laundry room, boot room and shower room. On the first floor there are then six good-sized bedrooms, including a 20ft second bedroom, and the first floor is serviced by three bathrooms and a separate cloakroom.

Due to the versatility with regards to the room layout, the property also comes with annexe potential – subject to the relevant consents.

An early viewing truly is a must.



LOCATION

Shedfield is situated between the pretty market towns of Bishops Waltham and Wickham and is surrounded by many lovely walks and a network of bridle ways. The village also benefits from being only a stone's throw away from the neighbouring village of Botley, which has a mainline railway station, is just under half an hour away from Southampton Airport and all main motorway access routes are also within easy reach.

INSIDE

The property is approached via a shingled driveway leading to the front door which then opens directly through to an inviting entrance hall which has original parquet flooring, a door to one side leading through to a downstairs cloakroom and staircase to the first floor. An opening to one side of the hallway then leads through to both an office and separate study with a large storage cupboard to the centre. From one side of the hallway an opening leads through to a music room which also has a further door leading on through to a beautiful light and airy drawing room. This room has a window to the rear enjoying views over the garden with the main focal point of the room being the open fireplace and also benefits from stripped floorboards. To one side of the drawing room a door opens into a useful storeroom, with a door on the opposite wall opening through to a rather impressive dining room. The dining room, again has a window enjoying views over the rear garden, also has a set of bi-folding doors leading through to the conservatory with the main focal point of the room then being the attractive brick open fireplace. The conservatory is a half brick-based UPVC double glazed room which has doors to both the side and rear. Accessed from the hallway, there is then a 27ft breakfast/family room which has an open fireplace at one end with inset wood burning stove, wall lights and a window to the side. A set of French doors lead from this room through to the conservatory, which in turn has a further set of bi-folding doors leading through to the kitchen. The kitchen itself has a window to the side and has been fitted with a matching range of wall and base units



with cupboards and drawers under. There is also a one and a half bowl sink unit, space for a cooker and further appliance space along with complementary tiling, spotlights and a stable door that leads through to an 18ft utility room. The utility room has been fitted with a matching range of wall and base units with a Butler sink unit, central island and double glazed sliding doors leading out onto the patio area with a further door to one side of the room leading through to the laundry room. A further door at the end of the utility room then leads on to a good-sized boot room which has a stable door to the rear and a window to the side. A door to one side of the boot room then leads through to a good-sized shower room with suite comprising a double width shower cubicle, wash hand basin and WC. This room is also used as a changing room as it is close to the swimming pool.

On the first floor landing there are doors leading through to the master bedroom which is a dual aspect room with three windows, a fitted double wardrobe and a cast iron fireplace. Bedroom two, which is 20ft in length, has a Velux window and two further windows overlooking the rear garden - making this an exceptionally bright room whilst bedroom three, which also overlooks the rear garden, has a double fitted wardrobe and a fireplace to

one corner of the room with access to the loft. Bedroom four is also triple aspect and enjoys views over the paddock. Bedroom five has a double glazed window to the side and again has access to the loft, with bedroom six overlooking the pool area and again has fitted wardrobes. There are then three modern bathrooms with a separate cloakroom serving all bedrooms.

OUTSIDE

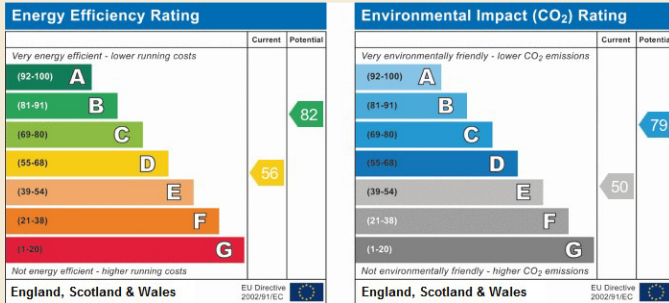
To the front of the property there is a good-sized shingled driveway providing ample off road parking for several cars leading to the detached brick built garage which has a metal up and over door, eaves storage space, power and light. There is then a gate to the side providing access through to a beautiful mature rear garden where there is a large paved patio area and pool to one side, with steps down onto the main garden which is mainly laid to lawn yet well stocked with a wide variety of mature flowers, trees and shrubs. The garden also benefits from a tennis court and vegetable patch. Towards the end of the garden there is a large shingled seating area and gate leading onto a hard standing to the front of two stables with an adjoining tack room and metal store to the side. The paddock also has its own separate access and is fully enclosed.

SERVICES

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

COUNCIL TAX

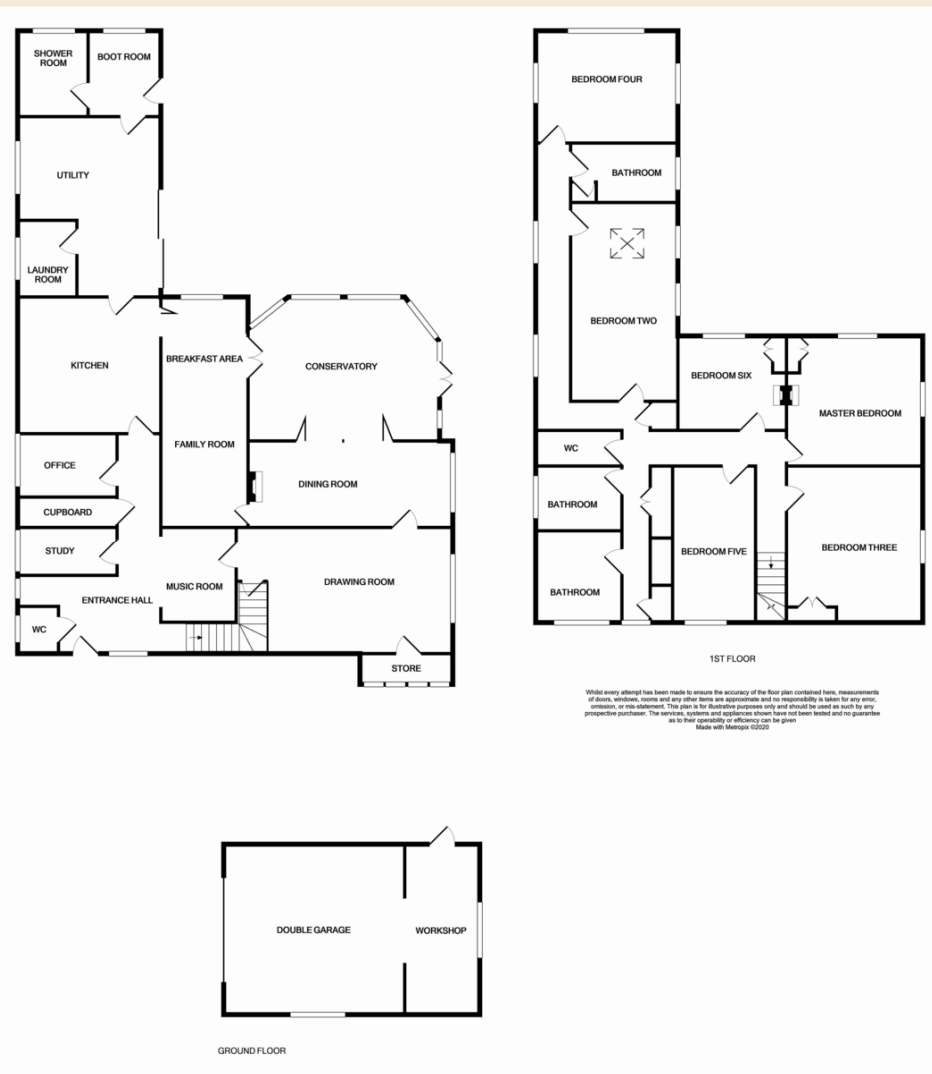
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- DRAWING ROOM
17' 2" x 12' 9" (5.23m x 3.89m)
- DINING ROOM
16' 7" x 12' 9" (5.05m x 3.89m)
- CONSERVATORY
14' 6" x 13' 5" (4.42m x 4.09m)
- BREAKFAST/FAMILY ROOM
27' 1" x 10' 4" (8.25m x 3.15m)
- OFFICE
9' 9" x 9' 4" (2.97m x 2.84m)
- STUDY
9' 9" x 6' 6" (2.97m x 1.98m)
- KITCHEN
10' 9" x 10' 9" (3.28m x 3.28m)
- UTILITY ROOM
18' 2 (max)" x 9' 8" (5.54m x 2.95m)
- BOOT ROOM
8' 8" x 7' 3" (2.64m x 2.21m)
- MUSIC ROOM
8' 5" x 7' 1" (2.57m x 2.16m)
- MASTER BEDROOM
16' 10" x 12' 9" (5.13m x 3.89m)
- BEDROOM TWO
20' 7" x 10' 6" (6.27m x 3.2m)
- BEDROOM THREE
13' 7" x 12' 9" (4.14m x 3.89m)
- BEDROOM FOUR
13' 8" x 13' 8" (4.17m x 4.17m)
- BEDROOM FIVE
13' 4" x 7' 2" (4.06m x 2.18m)
- BEDROOM SIX
9' 1" x 9' 1" (2.77m x 2.77m)



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