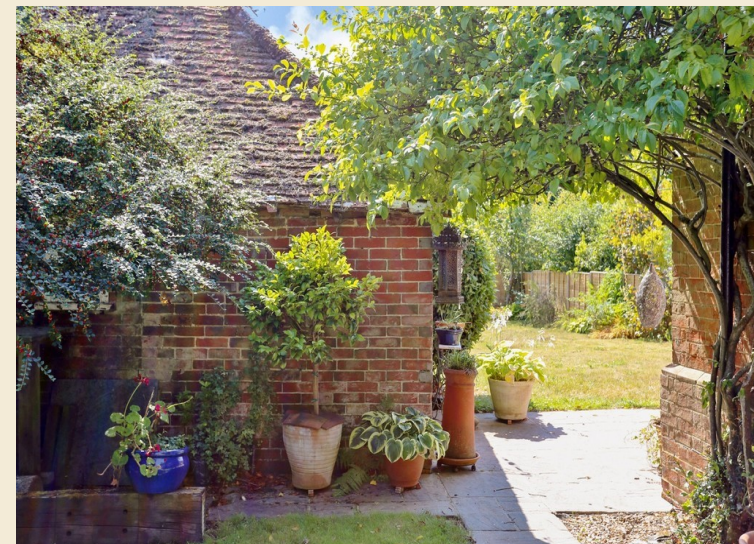




Red House Cottage  
Botley Road  
Shedfield  
SO32 2HN



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**INTRODUCTION**

A wonderful example of a Victorian family home that has managed to retain much of its charm and character, both internally and externally. The property has also been thoughtfully enhanced and tastefully updated by the current owners and has a lovely light and airy feel throughout. Accommodation on the ground floor briefly comprises an entrance hall, downstairs cloak/boot room, lounge which has an open fireplace with wood burning stove, lovely light and airy 19ft sitting room with beautiful original fireplace and veined marble surround, with the heart of the house then being the stunning 19ft kitchen/dining/family room which has a large light lantern and enjoys views in part over the rear garden. On the first floor there are three double bedrooms, a family bathroom and a separate shower room. Additional benefits include a large loft space, walled driveway providing off road parking for several vehicles, brick potting shed and a good-sized mature rear garden.

To fully appreciate both the property's location and the accommodation on offer, an early viewing truly is a must.



## LOCATION

Shedfield is ideally situated between the pretty market towns of Bishops Waltham and Wickham, both of which offer a broad range of shops and general amenities. The neighbouring village of Botley is also only minutes away, which has a mainline railway station and both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

## INSIDE

The property is approached via the driveway leading to a pitched entrance porch from which a wooden front door opens directly through to a well-proportioned hallway. The hallway itself has original quarry tiled flooring that continues through into the cloak/boot room which has a window to the front, wash hand basin, WC, heated towel rail and hanging space for cloaks. The lounge has a bay window overlooking the front of the property with an additional sash window to the side making this a lovely bright room, with the focal point of the room then being the open fireplace with inset wood burning stove and oak mantel above. The sitting room, again a lovely bright room, has sash windows to the side, a stunning cast-iron fireplace with patterned tiling and veined marble surround, stripped floorboards, TV and various power points. A door at one end of the sitting room leads through to the heart of the house – the truly stunning kitchen/dining/family



room. The kitchen itself has sash windows to the side and is fitted with a bespoke matching range of wall and base units with cupboards and drawers under. There are granite worktops, a Butler sink unit, BOSCH integral dishwasher and further appliance space. There is also a chimney breast to one side of the room with space for a Range style cooker and the kitchen is centred around a large central island. The room also has Travertine tiled flooring that continues through to the dining area, which has a large light lantern and opens out into an additional part of the room that has full height windows enjoying views over the rear garden and a set of French doors, that lead directly out onto the rear patio area.

On the first floor landing there is a large loft space which has a wooden pull down ladder, lighting and is part-boarded, whilst at one end of the landing there is also a double width airing

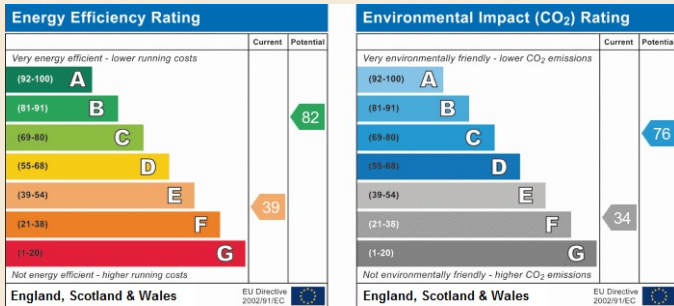
cupboard. A door from the landing then leads through to the master bedroom which is a beautifully bright dual aspect room that enjoys views over the garden, has an original cast-iron fireplace with veined marble to one wall, stripped floorboards and TV point. The shower room has a suite comprising a fitted shower cubicle, wash hand basin with cupboards below and WC. The room also has stripped floorboards and complementary tiling. Bedroom two has a sash window to the front, is a good-sized double room and has an original cast-iron fireplace to one wall, along with stripped floorboards. Bedroom three has a window overlooking the garden, again is a double room and also has a cast-iron fireplace whilst the family bathroom has been beautifully appointed with a modern suite comprising a HANSGRÖHE panel enclosed bath with shower over, SOTTINI wash hand basin with cupboards below and then WC. The room also has stripped floorboards and again complementary tiling.

## SERVICES

Water, electricity and cesspit. Please note that none of the services or appliances have been tested by White & Guard.

## COUNCIL TAX

Winchester City Council – Band F



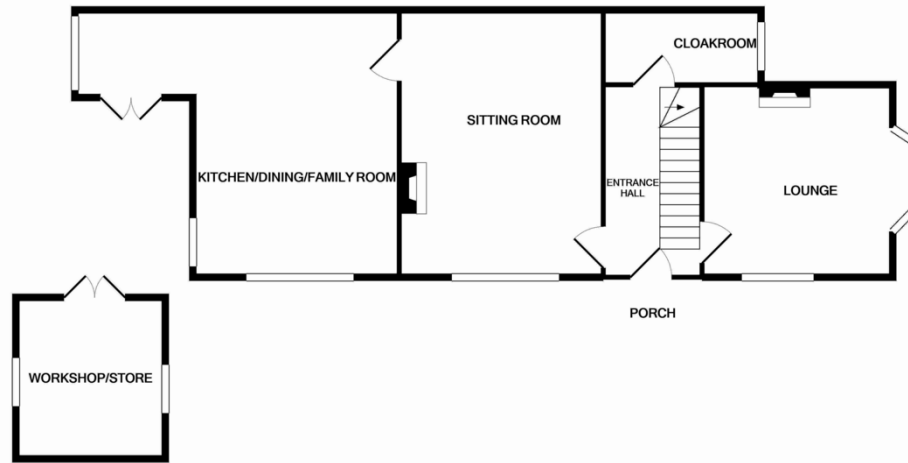
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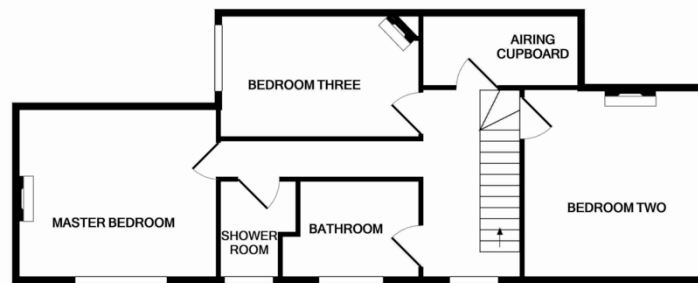
E: [bishopswaltham@whiteandguard.com](mailto:bishopswaltham@whiteandguard.com)

W: [whiteandguard.com](http://whiteandguard.com)

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## OUTSIDE

To the front of the property there is a good-sized shingled driveway providing off road parking for numerous vehicles, accessed via a five-bar gate. The driveway has a wood store to the side and a gate that then leads through to a pretty side garden which is partly laid to lawn, yet well stocked with a wide variety of flowers and shrubs. An opening to one side then leads through to a good-sized patio area with a brick-built potting shed to the side. The main part of the garden is laid to lawn and well stocked with a wide variety of mature flowers and shrubs, there is also a greenhouse and the garden itself is fully enclosed.

## ROOM DIMENSIONS:

### SITTING ROOM

19' 0" x 12' 1" (5.79m x 3.68m)

### LOUNGE

12' 0" x 11' 1" (3.66m x 3.38m)

### KITCHEN/DINING/FAMILY ROOM

21' 1 (max)" x 19' 2" (6.43m x 5.84m)

### MASTER BEDROOM

15' 4" x 12' 4" (4.67m x 3.76m)

### BEDROOM TWO

12' 0" x 11' 3" (3.66m x 3.43m)

### BEDROOM THREE

12' 4" x 9' 6" (3.76m x 2.9m)



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