

Shirley Cottage Lippen Lane, Warnford - SO32 3LE

£695,000

WHITE & GUARD

Shirley Cottage Lippen Lane

Warnford, Southampton

INTRODUCTION

Some homes are defined by their accommodation; others by their setting, their history and the feeling they evoke. Shirley Cottage belongs unmistakably to the latter. A picture-book cottage in one of Hampshire's most enchanting rural settings, this is a home that feels as though it has been quietly waiting for the right person to discover it. Coming to the market for the first time in 70 years, Shirley Cottage presents an exceptionally rare opportunity to acquire a home rich in period character, overlooking the parkland and River Meon. With three bedrooms, an abundance of original charm and grounds offering considerable scope, this is a property whose next chapter is yet to be written. For those who have dreamed of a quintessential English cottage in an extraordinary setting, Shirley Cottage offers something increasingly difficult to find: a home with genuine history, remarkable potential and the opportunity to create something truly personal.

LOCATION

There are rural locations, and then there are places that seem to belong to another, more tranquil world. Nestled within the beautiful Meon Valley, Warnford is cherished for its rolling countryside, historic character and peaceful atmosphere, with the wider landscapes of the South Downs National Park close at hand. Shirley Cottage enjoys a particularly enchanting position, overlooking the park and River Meon. Here, the changing seasons become part of everyday life, from the fresh greens of spring to the golden hues of autumn, creating a setting that feels timeless and wonderfully removed from the pace of modern living. Nearby villages offer traditional pubs, countryside walks and a strong sense of community, while Winchester and Petersfield provide a broader choice of shopping, dining and leisure facilities. The result is a compelling balance of rural tranquillity and everyday convenience.













INSIDE

Stepping inside Shirley Cottage is to discover the unmistakable character of a home shaped by time. Low beams, intimate proportions and the charming irregularities of an older property create an atmosphere that no modern reproduction could hope to capture.

Arranged across three bedrooms, the accommodation offers exciting scope for thoughtful restoration and imaginative improvement. A new owner can introduce contemporary comforts while preserving the period features and individuality that make the cottage so appealing.

The opportunity lies in the balance between old and new: sympathetic materials, considered finishes and carefully planned interiors could transform the house into a beautifully individual country home, retaining its historic soul while adapting it for modern living.

This is a property that invites imagination rather than dictating a finished vision. The character is already here; the privilege lies in bringing it forward into its next chapter.

OUTSIDE

If the cottage itself captures the imagination, its grounds offer an equally compelling opportunity. The generous plot, complemented by the surrounding parkland and River Meon, creates a wonderful sense of space and connection with the countryside.

A particularly distinctive feature is the swimming pool, which requires restoration but offers the potential to become a memorable centrepiece for outdoor living. Thoughtfully reimagined, it could provide an idyllic setting for summer entertaining and relaxed afternoons in the garden.

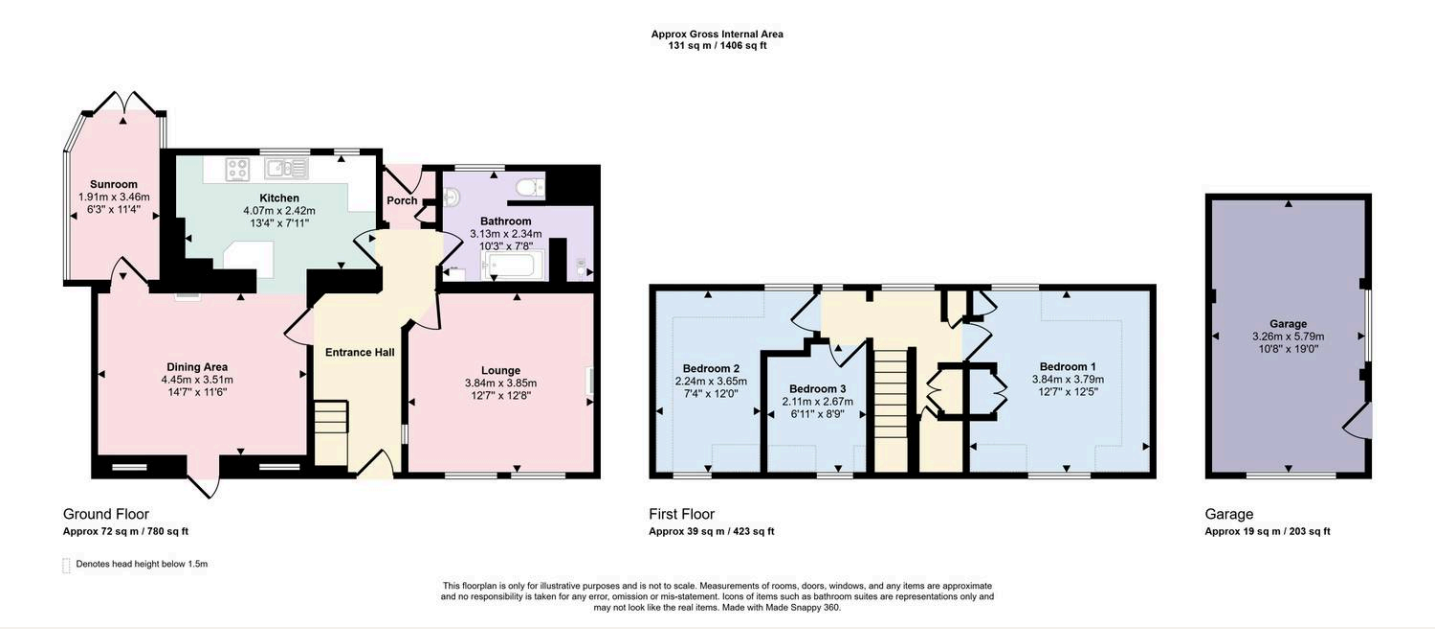
A substantial garage and workshop provide valuable storage and flexibility.

SERVICES:

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: 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.

- CHARMING HAMPSHIRE COTTAGE
- VIEWS OVER PARKLAND AND RIVER MEON
- THREE BEDROOMS
- GENEROUS GROUNDS WITH COUNTRYSIDE VIEWS
- SUBSTANTIAL GARAGE AND WORKSHOP
- AMPLE STORAGE
- EPC RATING E
- WINCHESTER COUNCIL BAND F
- FREEHOLD



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