

CULVERLANDS COTTAGE

Winchester Road, Shedfield, SO32 2JF

Asking Price £499,950



**WELLER
PATRICK**



PROPERTY FEATURES

Two bedroom detached house offering potential for improvement situated on a generous plot of approx. 0.4 acres

Entrance hall • Sitting/dining room • Kitchen • Reception room • Bathroom • Two bedrooms • Separate wc

Large well established front & Rear gardens • Garage • Mobile home

Viewing recommended • No forward chain



DESCRIPTION

This two bedroom detached house is located in an established location within Shedfield and offers the potential to extend and improve, subject to obtaining the relevant consents. The house benefits from a detached garage and there is currently a 26ft static caravan within the grounds of the property which we understand has been there for many years. The gardens are of a good size and are well established with an overall plot size of approximately 0.4 of an acre.

The accommodation on the ground floor comprises an entrance hall, sitting room/dining room, reception room, kitchen and a bathroom. On the first floor there are two bedrooms and a separate wc.

The house is situated in the charming village of Shedfield within the Meon Valley with good bus services, public houses, a church, nursery school and recreation ground. St Johns Primary and Swanmore College are within a short drive.

The nearby historic towns of Botley and Bishops Waltham offer a range of amenities and of particular note is the small historic village of Wickham with its medieval market square. The area is surrounded by lovely countryside and boasts a wealth of footpaths and bridleways. There are also excellent equestrian facilities in the area as well as a number of golf courses.

For commuters the close proximity of Botley train station with links to London will be welcome, whilst the A32, A/M3 and M27 road networks are also easily accessible. Shedfield is well placed for access to the major centres of Southampton, Winchester, Portsmouth and Fareham.

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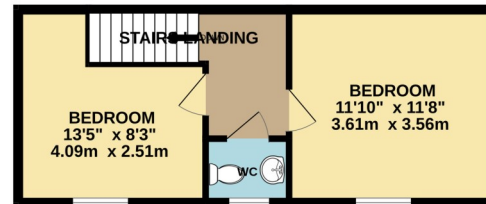
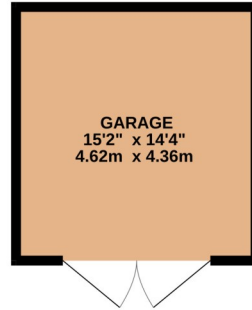
Culverlands Cottage
 Winchester Road
 Shedfield
 SO32 2JF



LOCAL AUTHORITY AND SERVICES
 Winchester City Council
 Council Tax band E
 Mains water and electricity. Private drainage.

GROUND FLOOR

1ST FLOOR



VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS

From the roundabout in Bishops Waltham by the Crown Inn take the B2177 to Waltham Chase. At the traffic lights turn left into Forest Road. At the crossroads turn right into Gravel Hill which leads into Shirrell Heath High Street. Continue through Shirrell Heath past New Place into Shedfield. Continue to the end of the road and turn left, the driveway entrance can be found immediately on the left.

Particulars amended 3/8/23

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC