

SYCAMORE COTTAGE

Botley Road, Shedfield, SO32 2JG
Asking Price £365,000

Sycamore
Cottage

WELLER
PATRICK



PROPERTY FEATURES

Well presented and extended two bedroom character property with parking and garden, situated in semi-rural village

Entrance hall • Kitchen • Dining room • Sitting room with wood stove • Snug/bedroom

Utility room • Cloakroom • Bathroom • Spacious loft room • Good sized garden • Large garden shed

Driveway parking • Popular location • Viewing recommended



DESCRIPTION

Situated within the popular semi rural village of Shedfield is this delightful semi detached period cottage. The property is well presented with adaptable accommodation which is arranged over three floors. The ground floor accommodation comprises a reception hall, snug/ground floor bedroom, kitchen with exposed beams and vaulted ceiling, dining room, sitting room with wood burning stove, utility and cloakroom.

On the first floor is a double bedroom and large bathroom. On the second floor is a spacious loft room which is currently used as a bedroom. Outside there is driveway parking to the front and side access to the rear garden. The rear garden has areas of shrubs, bushes and paved seating areas along with a pergola and a good sized timber shed.

Within the village are two pubs, Church and well regarded McCarthy's Fruit and Veg store. Conveniently situated, the village of Wickham is within a short drive offering a wider range of amenities including shops, cafe's, pubs, restaurants, butchers and doctor's surgery. Also within the area is the country town of Bishops Waltham and its traditional High Street, as well as the village of Botley and Botley railway station.

Viewing is highly recommended to appreciate all this property has to offer.

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 Shedfield
 SO32 2JG



LOCAL AUTHORITY AND SERVICES
 Winchester City Council
 Council Tax band C
 Main drainage, gas fired heating

VIEWINGS
 By appointment through Weller Patrick.
 Tel: 01489 893555

DIRECTIONS
 From Bishops Waltham take the B2177 to
 Waltham Chase and Wickham. Turn right into
 Church Road and then proceed to the end and
 turn right onto the Botley road and the house
 can be found on the left hand side.

Particulars amended 23rd November 2022



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> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |