



Church Road, Shedfield - Asking Price of £415,000

FLORENCE COTTAGE CHURCH ROAD SHEDFIELD HAMSHIRE SO32 2HW

Florence Cottage is a delightful three bedroom character cottage located in the desirable village of Shedfield.

The property comprises three bedrooms with a shower to the master bedroom, family bathroom, three reception rooms including a large conservatory, fitted kitchen and a ground floor cloakroom.

Externally we find front and rear gardens and a driveway providing off-road parking for multiple vehicles.

- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Semi-Detached
- Period Features
- Off-Road Parking



THE PROPERTY

This Edwardian style semi-detached character cottage sits in the village of Shedfield and benefits from having its on gravel driveway allowing off road parking for multiple vehicles.

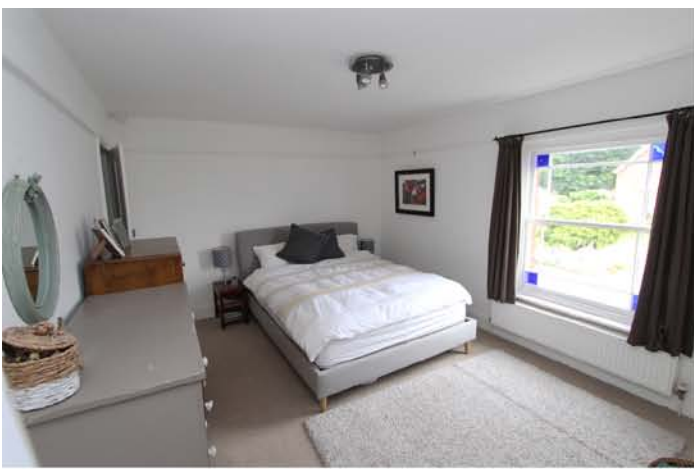
As you enter the property the entrance hall leads into two reception rooms and whilst these both currently have specific uses, their layout within the property allows for great versatility. The first of these rooms includes a period sash window with blue stained-glass details and a fireplace.

The latter of the two provides equal character thanks in part to the original stripped floorboards and also to the multi-fuel burner at one end, which stands on an attractive brick hearth. Also found here is a large storage cupboard which runs under the stairs.

As we head through the property we arrive at the kitchen with the adjacent utility/cloakroom, and access to the wrap-around conservatory.

This kitchen is fitted with an array of bespoke eye and base level storage units with oak worktops and an integrated oven, gas hob and fridge. The pleasant blue and white tiled splashbacks and stable door to the conservatory add to the country cottage atmosphere felt throughout.





The utility/cloakroom provides space for white goods and a benefits from a W/C and wash hand basin.

Completing the ground floor is the conservatory which wraps around the side and rear of the property, providing plenty of space for relaxing and entertaining guests. The sense of space in this room creates a wonderful fusion between the house and the garden, allowing for enjoyment of both from the comfort of indoors.

Upstairs we find the three bedrooms and family bathroom. The master is located at the front of the property and features an integrated wardrobe, original fireplace and sash window. Interestingly, the room also benefits from an integrated shower which has been cleverly installed where a cupboard had once been.



Bedroom two is also double in size whilst bedroom three is a good sized single, and both of these share the family bathroom. The bathroom makes a great use of space to include a W/C, wash basin and a bath with a shower over.

Outside we find a beautiful rear garden which leads down towards the rear boundary in a variety of sections. Immediately outside the conservatory we find a paved area great for outdoors dining, whilst leading through a section busy with flowers and shrubs we find the principal lawn area, with a greenhouse and summerhouse beyond. Both of these are fitted with power and light and make for a secluded setting from which to enjoy the garden.

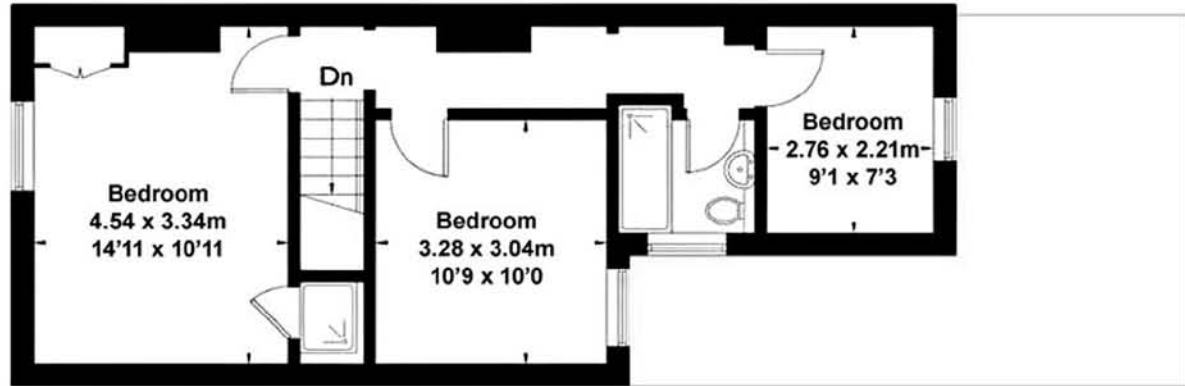


THE LOCATION

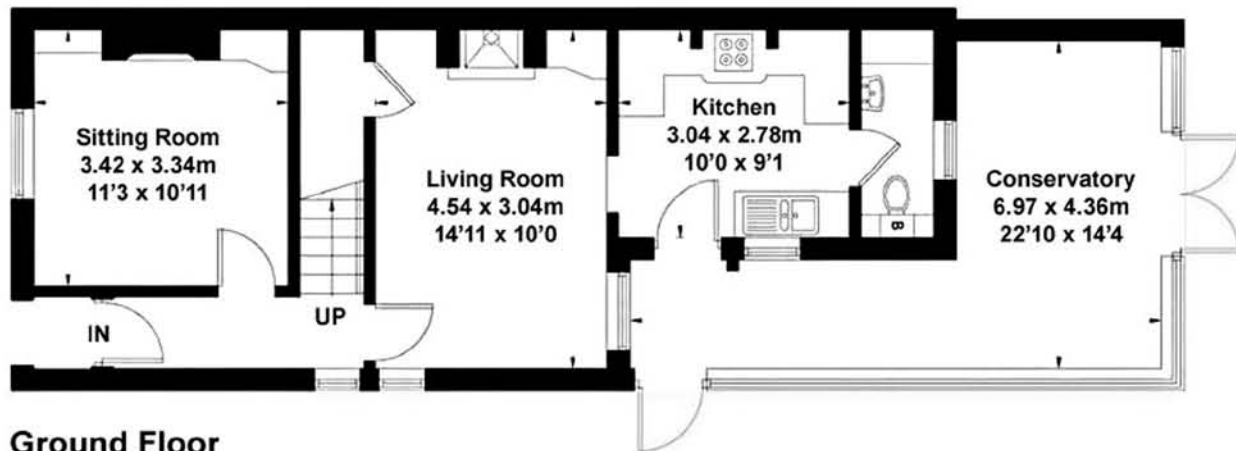
Shedfield is a beautiful village set in the Meon Valley which boasts a wonderful sense of community, with services and facilities such as two public houses, church, preparatory school and recreation ground. The village also falls within the catchment area of St John the Baptist Primary School and Swanmore College (Secondary School). The nearby towns of Botley, Hedge End, Wickham and Bishops Waltham all offer a much wider range of amenities, shops and services.



Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft



First Floor



Ground Floor

Tenure: Freehold
Services: Gas central heating, mains water and drainage
Local Authority: Winchester City Council



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