



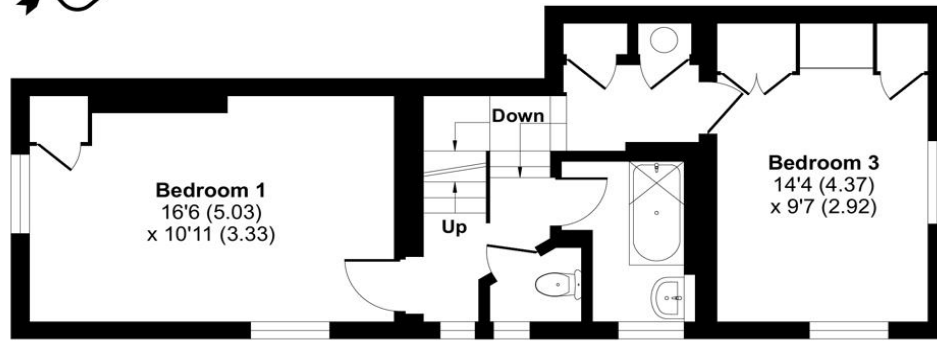


ACCOMMODATION

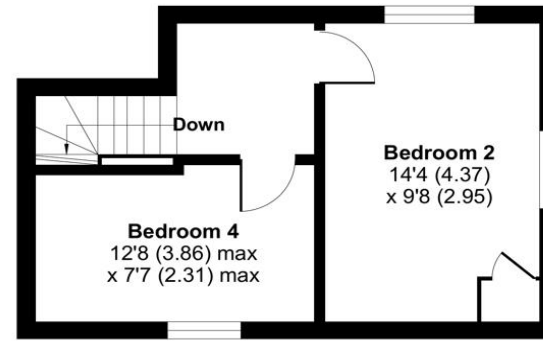
Offered with no onward chain, this imposing four-bedroom wing of a substantial manor house is set over three storeys in impressive formal gardens of circa 1.2 acres and is presented to the market for the first time in over 70 years. Entirely screened from the road this is a fantastic opportunity to acquire a character family home that requires some modernisation and the opportunity to individualise the accommodation to your taste, whether that be upgrading the existing sizeable rooms or reconfiguring the existing layout and potentially extending (subject to the relevant consents). Constructed in the mid 1840's and converted some 100 years ago, the home is approached via a private treelined driveway via gated access which takes you through to the substantial parking area with garaging. The view of the house on approach is stunning and steps lead to the main entrance with the front door opening to the entrance hallway. The impressive 18'7 ft sitting room has large bay windows to the front and side elevation and a feature fireplace. The 16'3 ft dining room is also an excellent size into a bay window, with the kitchen adjoining, which in turn leads to the study and cloakroom. These rooms may form part of a reconfiguration to open up into a substantial kitchen/dining room if desired. On the first floor you will find the principal bedroom with double height ceilings, bedroom three and the bathroom, together with a separate W.C. The second floor offers two further well-proportioned bedrooms. Externally the gardens are incredibly private with a treelined aspect. The home enjoys access to the local villages of Botley, Wickham and Bishop's Waltham, all of which offer a range of day-to-day shopping, restaurants, bistro pubs, well regarded schooling and recreational facilities. This really is a wonderfully rare opportunity to acquire an imposing home with private gardens and make it your own.

Approximate Area = 1511 sq ft / 140.4 sq m

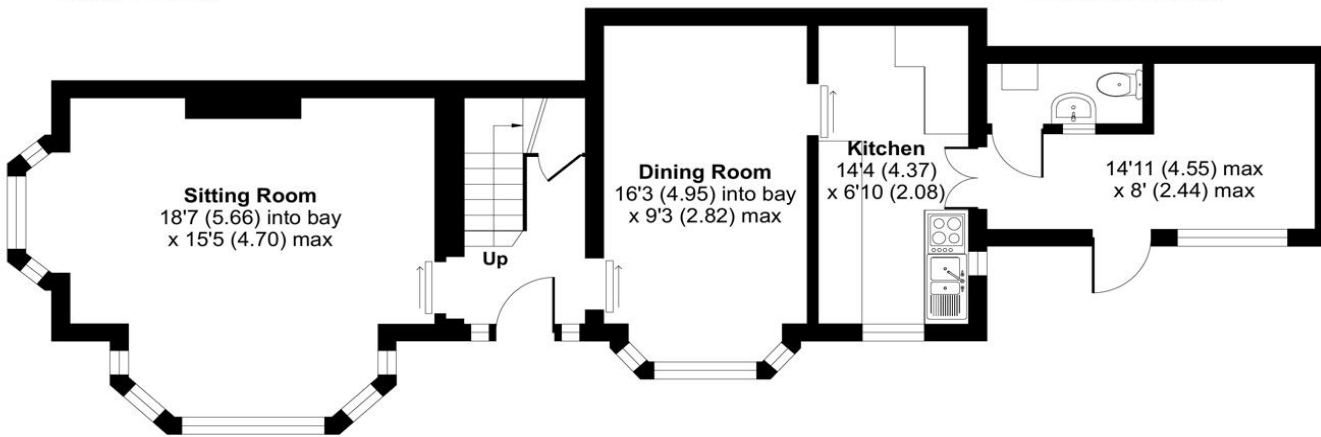
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 967679



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The house is situated in the charming village of Shedfield within The Meon Valley with good bus services, public houses, church, school and recreation ground. The nearby historic towns of Botley and Bishop's Waltham offer a range of amenities and the area is surrounded by lovely countryside and boasts a wealth of footpaths and bridleways. Of particular note being the small historic village of Wickham with its medieval market square. There are 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 of particular note whilst links to the A32, A/M3 and M27 road networks are also easily accessible.



SPECIFICATION

- Wing of a former manor house (not listed)
- Private position with treelined driveway and gated access
- Sought-after village in the Meon Valley
- Stunning grounds of circa 1.2 acres including a Victorian summer house
- Opportunity to modernise and reconfigure
- Set over three storeys
- Four generous bedrooms
- Impressive 18'7 sitting room
- Dining room and study
- Garaging and outbuilding

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

GUIDE PRICE

£800,000

TENURE

Freehold