



Botley Road, Shedfield, Southampton, Hampshire, SO32 2HN

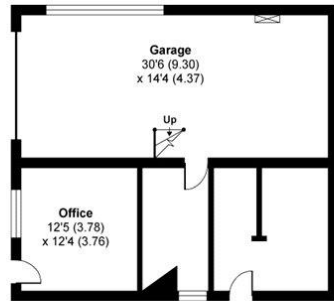


## ACCOMMODATION

A wonderful and very rare opportunity to rent this enchanting six-bedroom period home, overlooking private gardens and ancient woodland. Red House is a character property which is believed to date back to the eighteenth century, having previously been two cottages subsequently converted into one stunning home in the Victorian era. The fascinating and extensive accommodation stretches to 5700 square feet. The main house with its striking and imposing entrance hallway comprises 4500 sq. ft of living space, including three formal reception rooms, a separate study, a sunroom and a modern 24'ft fitted kitchen/breakfast room. This is further complimented by a separate utility room, boiler room, larder, cloakroom and boot room. The first floor is accessed via two independent staircases. There are six bedrooms serviced by three bathrooms and an ensuite shower room including the sizeable principal ensuite with a walk-in wardrobe. A further room, open plan to the landing, could be used as a child's playroom or seventh bedroom. To the front of the property, there is parking for several cars accessed by a private gate.

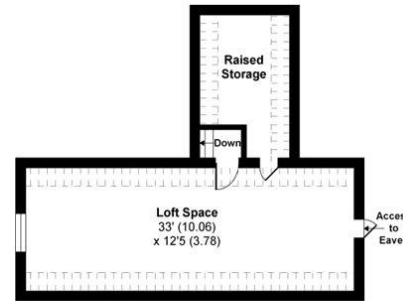


**MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 4503 SQ FT 418.3 SQ METRES**  
**GARAGE / OFFICE APPROX. GROSS INTERNAL FLOOR AREA 853 SQ FT 79.2 SQ METRES**  
**OUTBUILDINGS / STORAGE APPROX. GROSS INTERNAL FLOOR AREA 367 SQ FT 34 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**  
**TOTAL APPROX. GROSS INTERNAL FLOOR AREA 5723 SQ FT 531.6 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)**

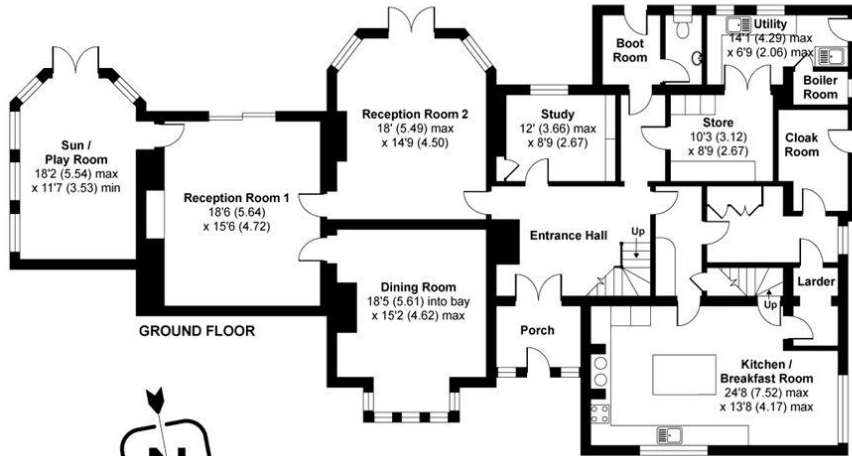


GARAGE GROUND FLOOR

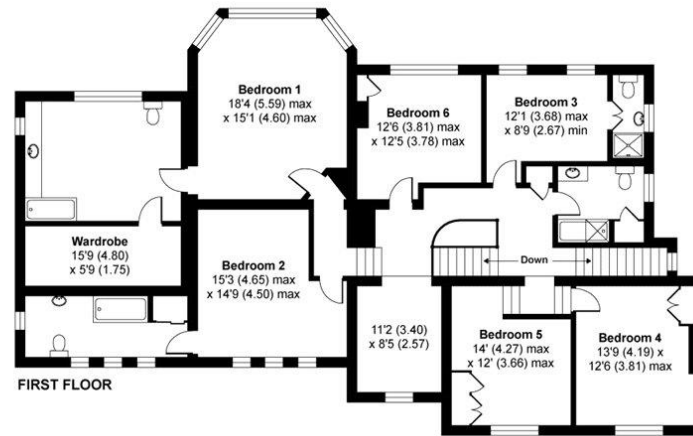
Denotes restricted head height



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## SITUATION

The house is situated in a charming village set in the Meon Valley with good bus services, public houses, church, school and recreation ground. The nearby towns of Botley, Hedge End, Wickham and Bishops Waltham offer a range of amenities. Winchester (55 minutes) and Southampton Parkway (1 hour) offer mainline railway services to London Waterloo.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SPECIFICATION

- Characterful detached family home
- Private rear garden
- Six-bedrooms
- Three reception rooms
- Three bathrooms, one shower room and downstairs cloakroom
- Multiple driveway parking spaces

## GUIDE PRICE

£3,500 per month

## DEPOSIT

Security Deposit: £4,038.69

Holding Deposit: £807.69

(Based on the current advertised rental)

## MINIMUM TERM

12 Months

## LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: H



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**Disclaimer Property Details:** These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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