



Shapley
Heath
WINCHFIELD



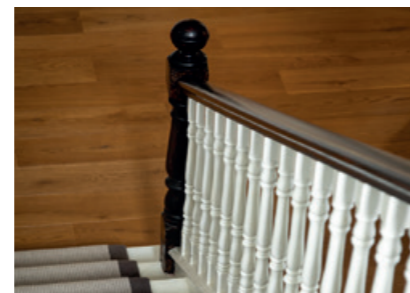


Elegant & spacious

Shapley Heath is a handsome, detached Edwardian residence in a pretty half-acre plot in the hamlet of Winchfield, just a mile outside the desirable village of Hartley Wintney, Hampshire.

The house boasts an expansive 3,400 sq ft of accommodation within mature, landscaped gardens and is just a five-minute walk from Winchfield station, with direct trains to London Waterloo in under an hour.

This gorgeous home offers five bedrooms, two bathrooms, a drawing room, TV room/snug, dining room, modern kitchen/diner, separate utility room, downstairs cloakroom, loft and a cellar.



Great restorations

Shapley Heath was lovingly renovated four years ago to create a stunning family home whilst retaining its period features and traditional elegance.

The comprehensive upgrade included a new roof, insulation, extensive double-glazing, new electrics and plumbing, new flooring, complete re-plastering

throughout, a new boiler plus underfloor heating, as well as high-quality bathrooms and a fabulous, contemporary kitchen.

This beautiful house is in 'move-in' condition whilst offering scope for further expansion into the loft or converting the store room next to the garage.



Making an entrance

The pleasingly symmetrical Edwardian facade boasts a handsome front door that opens into a gracious hallway, complete with high ceilings and pale oak flooring.

The spacious drawing room benefits from broad bay windows on three sides, giving views over the wrap-around garden. There's a convenient, modern gas fire, operated by remote control to ensure this is a warm, delightful space to enjoy time with friends and family.

Opposite there's a relaxed snug/TV room for evenings at home watching a movie or for kids wanting to lock themselves away with their PlayStation.





SHAPLEY HEATH



Fabulous festivities

An impressive formal dining room also overlooks the gardens with large windows on two sides as well as french doors leading out onto the terrace for summer BBQs, dining and entertaining. There's plenty of space for a big dining table for entertaining and this would be a fabulous room for a large-scale party!

Heart of the home

Towards the rear of the house is the superb, triple-aspect kitchen with two sets of doors opening onto the garden and terraces. This room captures the sun all day and has bifold doors and windows facing east, south and west, making it beautifully light and warm.

The high-quality, bespoke kitchen features painted wooden units with a marble worktop, a sizeable L-shaped central island providing a sociable space to cook and chat, and a breakfast bar, ideal for meals on the go or for enjoying a mid-morning coffee.

Appliances include a double oven, dishwasher, induction hob and extractor, wine fridge, an integrated double fridge/freezer and underfloor heating that keeps the room warm and toasty.

Next to the back staircase is a separate utility room beside the back door; very convenient for bringing in wet dogs and discarding muddy boots after a country walk. Adjacent, there is a useful downstairs cloakroom and a pump room. There is also access to the cellar, ideal for storing wine ready for the parties the house can comfortably host.





A superb, triple-aspect kitchen

Sweet slumber

From the front hall, the principal staircase leads to a broad upstairs landing with lots of natural light, high ceilings and access to all five bedrooms. Four of the bedrooms are wonderfully generous doubles with big windows and garden views and two also have traditional open fireplaces. The smaller fifth bedroom is currently used as a study/home office.

There are two sublime, airy bathrooms, both featuring showers and baths, as well as attractive tiling. Both of the bathrooms benefit from cosy underfloor heating.

There is a substantial loft offering ample storage space and which has the potential for conversion (subject to permissions).







Step outside

Keen gardeners will love the well-stocked, landscaped gardens, which are delightful and wrap around the south and west sides of the house for lots of summer sun. There's a mature rose garden, a herb garden and a lovely flat lawn, perfect for children's ball games, plus a big south-facing terrace directly outside the kitchen for summer dining.

There is ample parking on the driveway for several cars in front of the house and behind the house, is a new garage with a good-sized, attached annexe and loft storage. The annexe would be ideal for converting into a home office, a studio, a workshop or additional accommodation (subject to any necessary consents).



In the area

Just a mile away is Hartley Wintney, a large, picturesque village that has often been voted one of the best places to live in Hampshire. It is a thriving community, brimming with independent shops and boutiques. It also benefits from essentials such as doctors, dentists and hairdressers, a Tesco Express, a Cook store, three pubs, and several cafés. The high street teems with character, and the village even boasts its own golf course, the Hartley Wintney cricket ground and the Hartley Wintney Football Club.

Commuting from Shapley Heath is supremely easy, as the local Winchfield railway station is just five minutes walk

from the house and offers direct trains to London Waterloo from 50 minutes. Road connections are excellent, with quick and easy access to the M3 leading to the M25. Heathrow airport is just 41 minutes away whilst Gatwick is just an hour's drive.

Nearby schools include Greenfields Junior School and Oakwood Infant School (both Ofsted rated 'Good') or secondary schools Calthorpe Park, Court Moor and Yateley School (all rated 'Good'). Private school options include Yateley Manor and Eagle House preps or for senior school; Wellington College and Lord Wandsworth College.



Floorplans



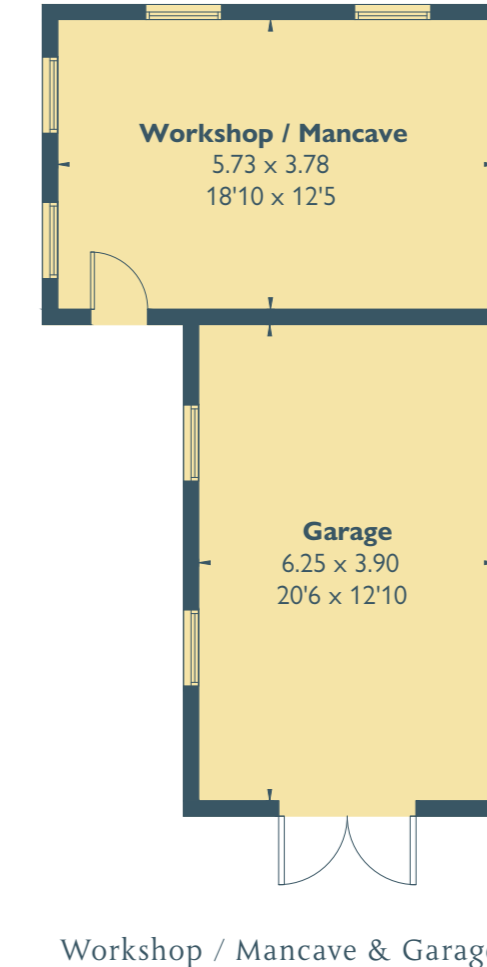
Main House
3,453 sq ft (320.8 sq m)

Cellar
133 sq ft (12.4 sq m)

Outbuildings
495 sq ft (46 sq m)

Total
4,081 sq ft (378.2 sq m)

Floorplans



Workshop / Mancave
236 sq ft (21.9 sq m)

Garage
259 sq ft (24.1 sq m)

Total
495 sq ft (46 sq m)

Finer details

Overview

- 3,400 sq ft Edwardian house in plot circa 0.5 acres
- Completely renovated in 2018
- New roof, electrics, plumbing plastering, lighting and heating
- New flooring, carpets and curtains
- Five bedrooms
- Drawing room
- Dining room
- TV room/snug
- Bespoke modern kitchen
- Two new bathrooms
- Separate utility room
- Downstairs cloakroom
- Large loft for storage with potential to make further bedrooms and a bathroom
- Cellar
- Large terrace
- New garage with adjoining annexe with potential to convert
- Mature south and west facing gardens
- Period features retained

Services & features

- Mains electricity, gas and water
- Private drainage; septic tank with a new soakaway installed in 2022
- New boiler installed in 2018
- Underfloor heating in kitchen and bathrooms
- Closed high-pressure hot water system
- Fibre internet available with 67Mbps speed (BT/TalkTalk)
- Gas fire in drawing room
- Open fireplaces in two bedrooms
- Council Tax band H
- Freehold

In the area

- Five minutes walk to Winchfield railway station (trains to London Waterloo from 50 minutes)
- One mile from the thriving and desirable village of Hartley Wintney
- Close to a range of good local schools, sports facilities and entertainment options
- Plentiful choice of local restaurants, cafés and pubs
- Excellent road links to M3 and M25
- Lots of country walks and cycle routes from the house

Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Shapley Heath

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