



## SHALDEN PARK COTTAGE, AVENUE ROAD, SHALDEN

Hampshire GU34 4DS





# BEAUTIFULLY PRESENTED HOME WITH A WONDERFUL GARDEN

This attractive and stylishly presented family home offers generous and versatile accommodation in a highly sought-after location. Beautifully arranged over two floors and enhanced by an abundance of natural light, the property is ideal for family living and entertaining.



6



5



5

EPC

C

Local Authority: East Hampshire

Council Tax band: G

Tenure: Freehold

Services: Mains water, gas and electricity. Private drainage.





## LANDSCAPPED GARDENS IN ABOUT 0.6 ACRES

Upon entering, you're greeted by a spacious entrance hall that sets a tone of elegance. The sitting room, with double doors to the garden and a cosy fireplace with gas fire, flows into the dining room—perfect for entertaining. The large Martin Moore family kitchen features a central island, ample storage and a dining area with garden access for seamless indoor-outdoor living and access down to a wine cellar. A generous laundry room leads to a hallway accessing a vaulted study, gym and boiler/boot room. A guest WC completes the ground floor. Upstairs, the principal suite includes a walk-through dressing room and luxury en-suite. Four further bedrooms include two en-suites and a stylish family bathroom. The landscaped garden offers lawns, mature trees, play areas and a wide terrace with a built-in spa/jet pool. A summerhouse adds charm. To the side, a detached triple garage includes one-bedroom annexe—ideal for guests or extended family.









# Approximate Floor Area

House = 420.6 sq m / 4527 sq ft

Outbuildings = 102.4 sq m / 1102 sq ft (Excluding Shed / Eaves)

Total = 523.0 sq m / 5629 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

**Clive Moon**

01256 350600

[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)

**Knight Frank North Hampshire**

Matrix House, Basing View

Basingstoke RG21 4FF

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.