



**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.



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Local Authority: East Hampshire

Council Tax band: G

Tenure: Freehold

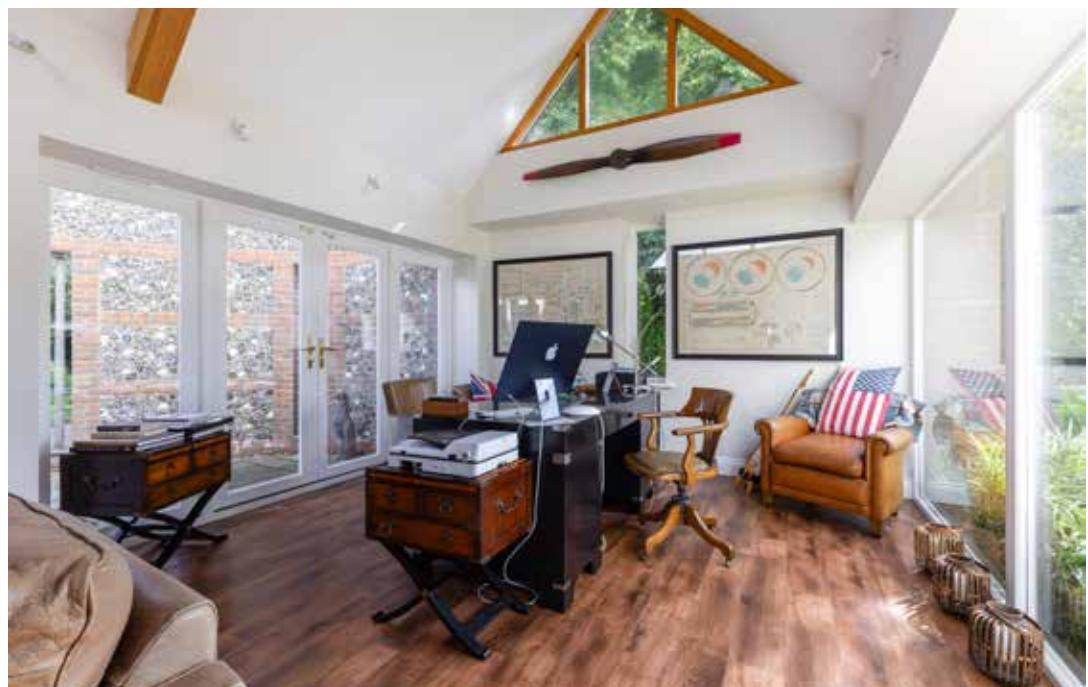
Services: Mains water, gas and electricity. Private drainage.



## 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.

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