



Shoe Cottage, Exton, Hampshire

---

# Shoe Cottage, Exton, Hampshire

---

A deceptively spacious cottage set in one of the most popular Meon Valley villages, within the South Downs National Park.

From the enclosed porch, a door leads to a sitting room with exposed beams, a large open fireplace and tiled floor. The adjacent dining room also has exposed beams, a large woodburner and tiled floor. There is a large kitchen/ breakfast room with sliding doors to the terrace, and to the back of the house is a triple aspect drawing room with a vaulted ceiling and two sets of glazed doors to the terrace. There is also a utility room and cloakroom on this floor. To the front of the house, and with impressive vaulted ceilings are three bedrooms. There is a guest bedroom with an en suite bathroom and access to the mezzanine study overlooking the drawing room. There is a family bathroom.



**Guide price:** £840,000

**Tenure:** Available freehold

**Local authority:** Winchester City Council

**Council tax band:** F

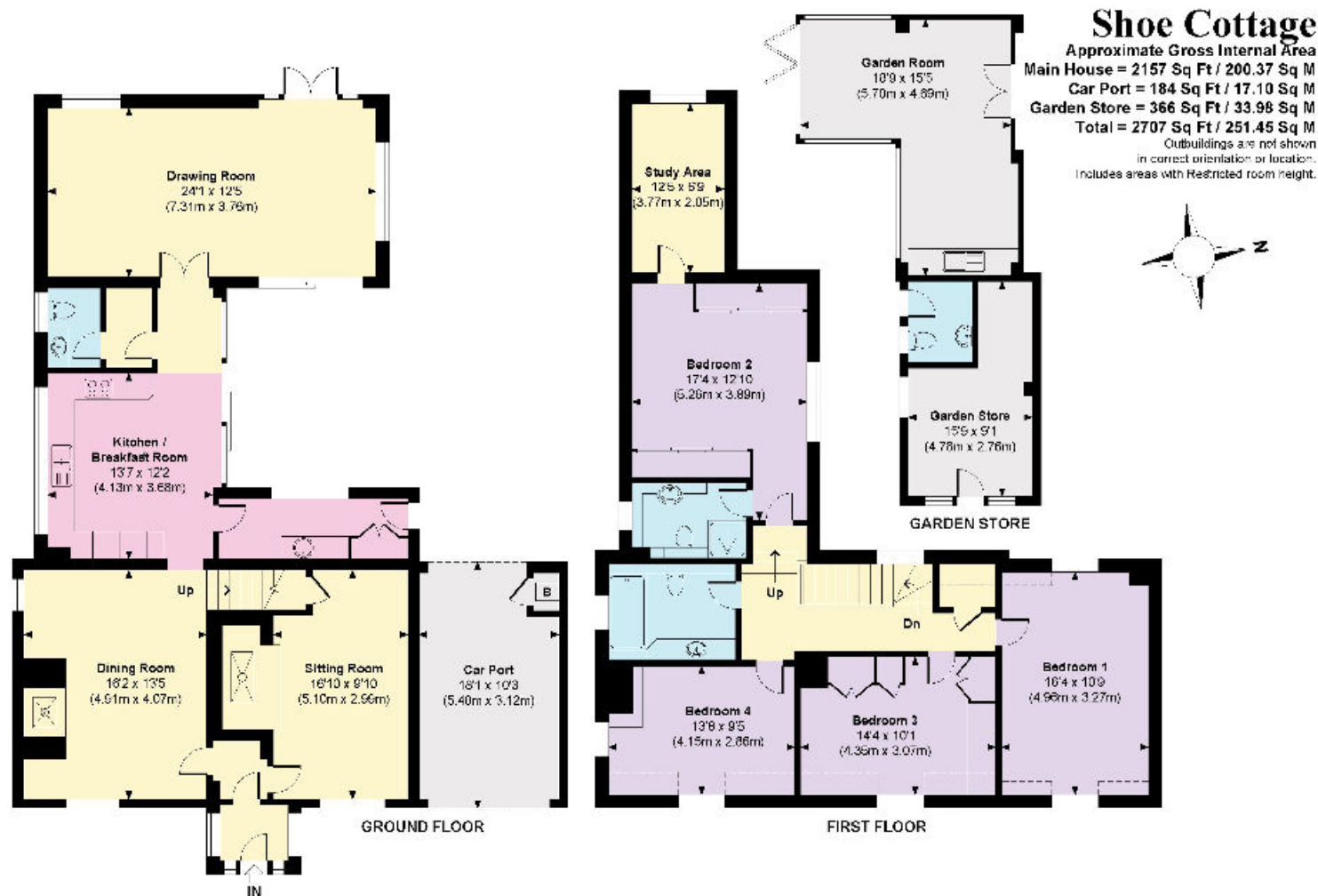




## Outside

To the front of the house is parking and double iron gates to a car port with access to further parking and the garden. Immediately to the rear of the house is a stone terrace leading to the majority of the garden which has lawned areas as well as mature shrub and flower borders. Within the grounds is a useful building which currently has an L-shape garden room with bi-fold doors to its own terrace, ideal for home working. The building also has a cloakroom and garden store.





Knight Frank  
 Winchester  
 14-15 Jewry Street  
 Winchester  
 SO23 8RZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Marcus Browne  
 01962 677244  
[marcus.browne@knightfrank.com](mailto:marcus.browne@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 August 2022. Photographs and videos dated August 2022.

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 where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. 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.