



**MEON VALLEY  
HAMPSHIRE**



# SOBERTON, HAMPSHIRE

## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

KITCHEN/BREAKFAST/DINING ROOM, DRAWING ROOM, FAMILY ROOM, CLOAKROOM, BOILER ROOM, REAR LOBBY

### FIRST FLOOR

MASTER BEDROOM WITH WALK IN WADROBE AND ENSUITE BATHROOM, THREE FURTHER BEDROOMS, TWO ADDITIONAL ENSUITES AND A FAMILY BATHROOM

### SECOND FLOOR

ATTIC ROOM 40' X 30'5

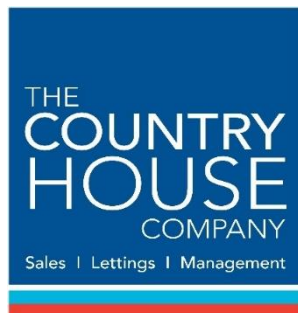
## DISTANCES

WICKHAM – 5 MILES, BISHOPS WALTHAM – 6.5 MILES, WINCHESTER – 13 MILES, PETERSFIELD 13 MILES, SOUTHAMPTON AIRPORT -15 MILES, LONDON 68 MILES

**DIRECTIONS:** From the A32 at the junction with Merringtons garage take the B2150 towards Soberton and turn right immediately after you pass under the railway bridge into Station Road. Continue and the access for The Towers is on the right-hand side just before The White Lion public house.

**Viewings: Strictly by appointment** with The Country House Company. Tel; 02392 632275 Email: sales@countryhousecompany.co.uk

[Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey]



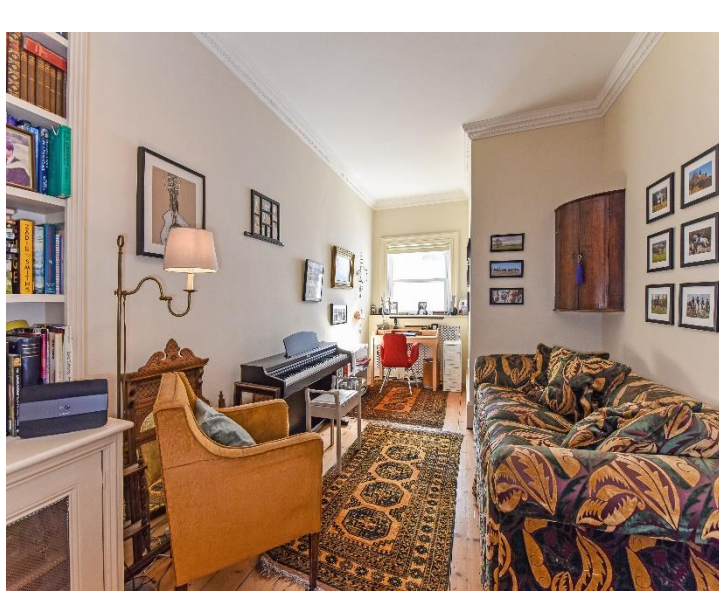
**The Country House Company**

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The Towers is believed to have been constructed in the late 19th century and was previously a private residence, a prep school and a home for Wrens serving HMS Mercury in the war. In the late 1970s, it was sympathetically converted into several homes.

Positioned at the westerly end of the building with south facing gardens, this stunning home offers a wealth of stylish accommodation totalling approximately 4,000 sq. ft to include a substantial loft space that could be converted to provide additional accommodation (stpp).

On the ground floor of this elegant home is the substantial sitting/dining room with stunning ornate fireplace and full height bay windows which provide views over the patio and gardens beyond.

Open to the dining area is the impressive bespoke kitchen, with cream units and granite work surfaces and a full range of integrated appliances including a fridge/freezer, dishwasher, range cooker and microwave.

On the upper ground floor level is a large under stair storage cupboard, cloakroom and family room. This room also gives

access to a boiler/utility room which in turn leads to the communal courtyard which was upgraded in 2009.

On the first floor, accessed from the landing, are four bedrooms, all are of generous proportions.

The master bedroom extends to 16'9 and boasts a walk-in closet, stripped floorboards and a bay window providing elevated views over the gardens. Its en suite bathroom is equipped with a marble washstand with his and hers basins.

Three further bedrooms, two which benefit from en suite facilities and a family bathroom complete the accommodation on the first floor. Set behind a door in bedroom two is a staircase to the huge loft room. This immense area is considered to offer further scope for extending subject to the relevant consents.

#### Outside

The property is situated at the end of a sweeping, tree lined driveway and positioned within picturesque mature gardens that have been beautifully landscaped and maintained. Being at the end of the drive the property offers a good degree of privacy and the south facing lawn area and paved terrace provide a perfect environment for outdoor entertaining. In addition, there is an area of light woodland, a flourishing vegetable plot, private driveway, and a double garage.

#### Situation

Soberton lies to the west of the River Meon in the heart of The Meon valley and South Downs National Park.

There are local footpaths and bridleways in abundance including the disused railway line itself nearby.

Within an easy stroll is The White Lion public house with further amenities at Droxford. Local schools are at Soberton & Newtown Infants and Droxford Junior both marked outstanding by Ofsted. Winchester College, St Swithun's and Bedales are also close by.

There is excellent access to the A32/A272 to Winchester and Petersfield where there are extensive amenities and rail services to London.

**Services:** Mains electricity and water. Private drainage and oil-fired central heating.

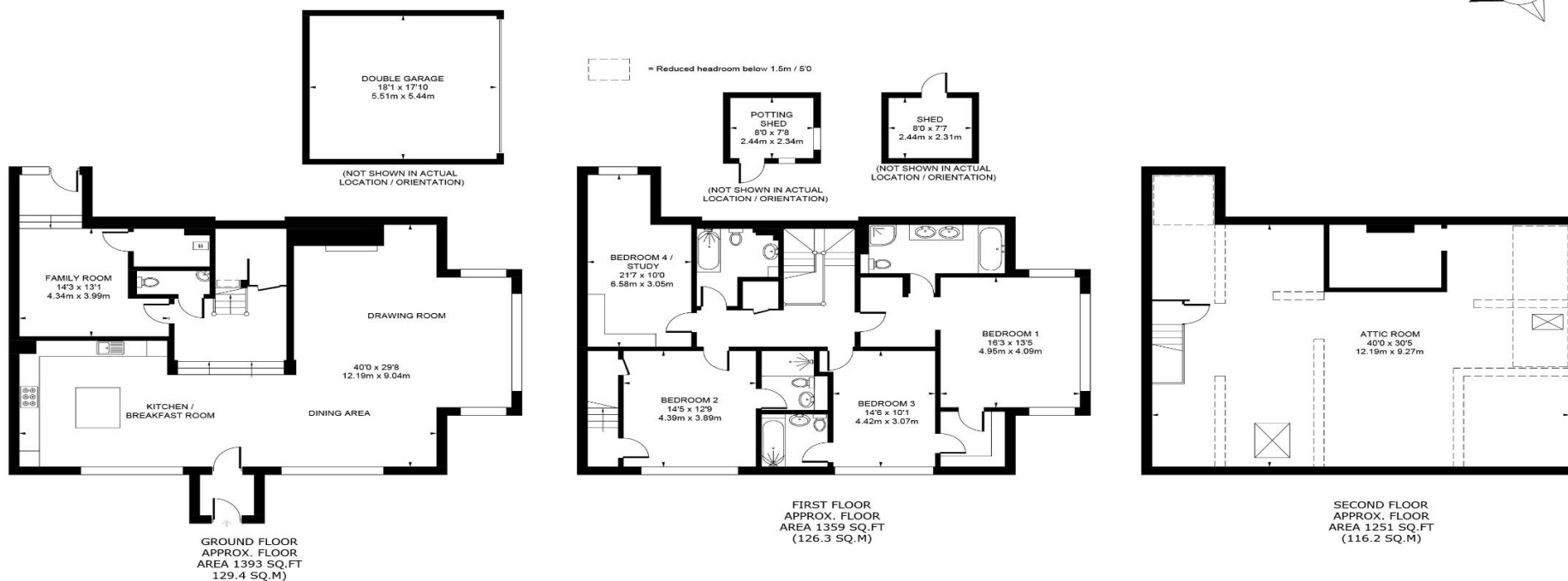
**Local Authority:** Winchester City Council.

**Tenure:** Leasehold with Share of Freehold. Maintenance Charge of £150 per month









TOTAL APPROX. FLOOR AREA 4003 SQ.FT (371.9 SQ.M)  
 DOUBLE GARAGE / SHED & POTTING SHED 443 SQ.FT (41.2 SQ.M)  
 TOTAL 4446 SQ.FT (413.1 SQ.M)  
 (INCLUDING ATTIC ROOM)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 (ID 791059)



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