



Soberton, Nr Winchester / Petersfield / Portsmouth, Hampshire

£3,250 pcm excl, inclusive of gardening

Elegant five bedroom family home within the South Downs National Park



Term: 12 months with the possibility of renewal
Bedrooms – 5
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Summary of Accommodation:

Porch
Reception hall with wood burning stove
Sitting room with open fire
Study
Dining room
Kitchen / breakfast room
Family room
Conservatory
Cloakroom
Utility room and Pantry
Master bedroom with en suite bathroom
4 further double bedrooms (one with en suite shower and one with en suite shower and bath)
Family bathroom

Landscaped gardens to the front and rear with large terrace and ample parking
Summer house and small workshop
Set within a total of 3 acres of recreational land
Rural views over the South Downs National Park

Description:

The property dates back to the early 19th century and underwent extensive refurbishment in 2016, (including an extension), creating a flexible and well-presented family home.

The reception hall with wood block floor has a wood burning stove in the inglenook style fireplace, leading to the well-proportioned reception rooms.

The kitchen opens into the family room with attractive limestone flooring and under floor heating. Bi-fold doors open out onto the terrace which has wonderful, far reaching views.

There is a generous dining room and a conservatory which houses two varieties of edible grapes (Black Hamburg and White Muscat of Alexandria).

A tasteful sitting room with Jet Master fireplace and adjoining study with attractive southerly facing bay window and fitted library shelving concludes the versatile ground floor layout.

The first floor provides a spacious landing with storage and leads to five double bedrooms, four with good inbuilt wardrobes and three of which have en suites. There is a further family bathroom with separate bath and shower.

Outside:

The house is set within approximately 3 acres of land with half an acre of landscaped gardens to the south and west of the house. There is a small workshop with light and power, ample driveway parking and recreational paddock with small orchard.



Situation:

The property is set within the South Downs National Park and the sought after village of Soberton, with easy access to the Bere Forest and the Meon Valley trail.

Soberton is pretty village situated in the Meon Valley with a thriving village community, infant school rated outstanding by OFSTED, parish church and 2 local pubs. It has good access to the South Coast, Portsmouth, Southampton, Winchester and Petersfield. There are plenty of good schools close at hand: West Hill Park, Boundary Oak, Portsmouth Grammar, Swanmore Middle School, Peter Symmonds, Fareham College and Droxford and Meonstoke village schools to name just a few.

Mileages (all approximate):

Botley (mainline station) 6 miles, Petersfield and Winchester (with mainline stations) 14 miles, Southampton Airport 15 miles, Fareham 6 miles, London 70 miles.

Local Authority:

Winchester City Council - Band - G

Availability: Mid-April 2019

White Goods: Electric (AIMS) AGA, American Fridge/freezer, Electric hob and oven, dishwasher, Microwave. Possibility of leaving a washing machine, tumble dryer and second larder fridge.

Heating: Oil fired central heating – underfloor heating to kitchen / breakfast room

Drainage: Private

Curtains / blinds: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Superfast broadband now available

Mobile phone reception: Check with your provider

Pets: One dog considered

Gardening: Included (fortnightly)

Some Photos taken in 2016

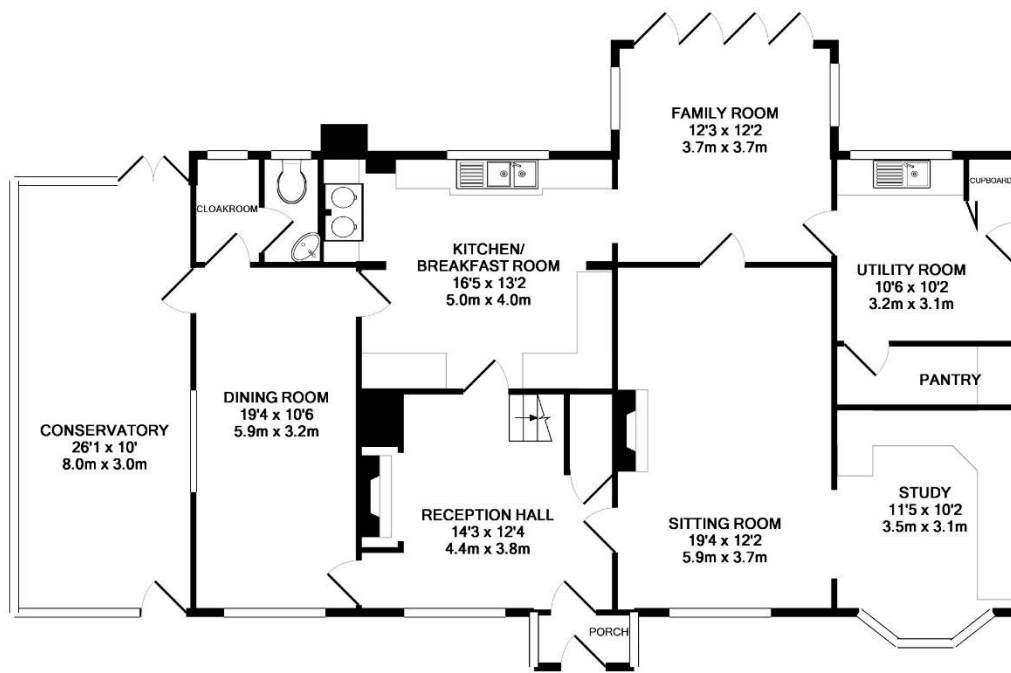
Viewing

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk

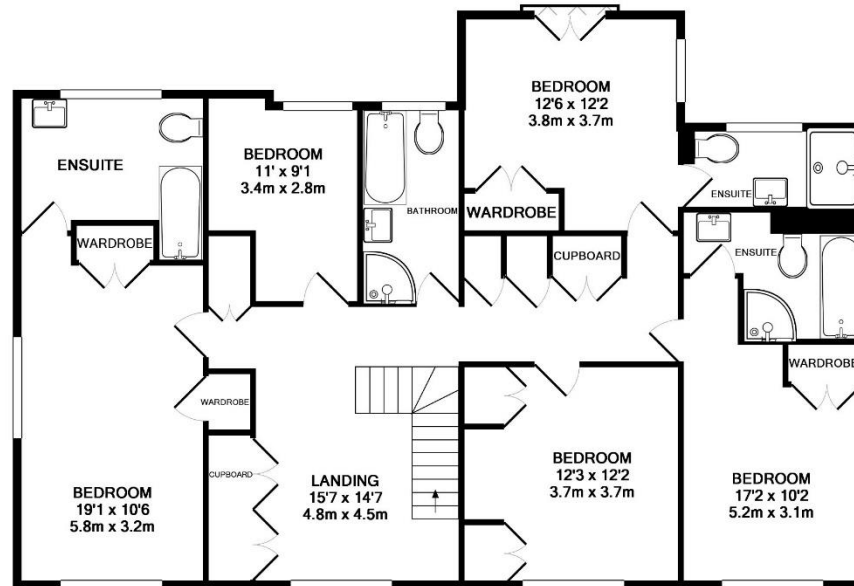
Admin fee: £422.50 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.








GROUND FLOOR
APPROX. FLOOR
AREA 1500 SQ.FT.
(139.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1305 SQ.FT.
(121.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



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