

Meon Valley
Hampshire

Soberton, Hampshire

A spacious 3 bedroom terraced home with garage and parking situated within this sought after South Downs National Park address.



Mileages (approximate)

Droxford - 2.2 miles
Bishops Waltham - 5.5 miles
Winchester - 13 miles
Petersfield - 13 miles
Portsmouth - 13.2 miles

Summary of Accommodation

Entrance Hall
Kitchen/Dining Room
Sitting Room
Cloakroom
Master Bedroom with En Suite Shower Room
2 Further Bedrooms
Family Bathroom
Garage

Description

This attractive home is positioned within the picturesque village of Soberton and offers a comfortable arrangement of light and spacious accommodation with a pretty mature private sunny garden, garage and parking.

On the ground floor is the sitting room with Victorian style open fireplace, a fully fitted kitchen/dining room, and cloakroom.



Upstairs on the first floor is a generous master bedroom with ensuite shower room, two further good sized bedrooms and a family bathroom.

In addition, there is the potential and precedent set by the neighbouring property to extend into the loft space, subject of course to planning consents and regulations.

Outside

To the front of the house is an area of lawn and pedestrian pathway to the property.

To the rear is the garage, parking and pretty landscaped garden which offers a good degree of privacy and benefits from mature planting, and an attractive sun terrace

immediately adjacent to the house which is an ideal entertainment space.

Situation

Soberton is situated in The South Downs National Park with the Meon Valley Trail close by offering 11 miles of bridleway, footpath and cycle trail.

There is a public house, church and store nearby at the neighbouring village of Droxford whilst more extensive amenities are at Bishops Waltham or Wickham. Portsmouth, Winchester, Petersfield and Southampton Parkway are all within approximately 30 minutes' drive and offer mainline rail services to London.

Services: Mains electricity and water. Private Drainage and Electric Heating.

Local Authority: Winchester City Council.

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

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

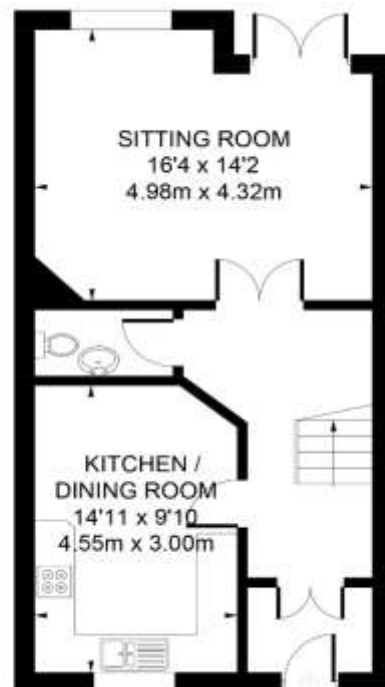


Disclaimer: (including fixtures and fittings)

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Date of particulars

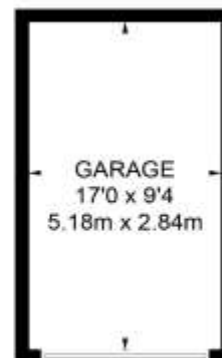
2019. Interior photos 2019



GROUND FLOOR
APPROX. FLOOR
AREA 535 SQ.FT
(49.7 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 545 SQ.FT
(50.6 SQ.M)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 1080 SQ.FT (100.3 SQ.M)
GARAGE 159 SQ.FT (14.8 SQ.M)
TOTAL 1239 SQ.FT (115.1 SQ.M)

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.
floorplansUsketch 2019 (ID 569167)



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