



SOBERTON
HAMPSHIRE



A stunning and unique refurbished, converted station with detached signal box which has been reconstructed as a stylish one bedroom annexe. There is a substantial outbuilding/garage with office space and approximately 2.5 acres of private grounds, all situated in the South Downs National Park within easy access of road infrastructure and train services to London from Winchester or Petersfield close by.

Accommodation

MAIN: 4 DOUBLE BEDROOMS, 4 RECEPTION ROOMS, SPACIOUS KITCHEN/DINING ROOM, UTILITY, 3 BATHROOMS, 2 CLOAKROOMS

ANNEXE: SITTING/DINING ROOM/KITCHENETTE, DOUBLE BEDROOM, BATHROOM

OUTSIDE: GARAGE/WORKSHOP/OFFICE, GREENHOUSE, 2 PADDOCKS, FORMAL GARDENS



The Country House Company

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Main House

A historic residence with links to Winston Churchill and the preparations for the Normandy landings, which was constructed in the early 1900s as part of The Meon Valley Railway and has since undergone extensive, yet sympathetic, extension and refurbishment.

This stylish private residence offers comfortable, beautifully presented accommodation with many original features retained.

On the ground floor is the drawing room, formerly the main station waiting room, with magnificent oak panelled vaulted ceiling, dual aspect and fireplace with log burning stove.

The family room (ladies waiting room) also has a fireplace with stove and the study, originally the ticket office, retains the booth and cabinets from its operating days.

There is an elegant formal dining room, a superb extensively fitted kitchen/dining room with range cooker and large utility/boot room with cloakroom and access outside.

In addition, on the ground floor is a rear lobby, additional cloakroom and second staircase to the guest suite with bathroom.

Accessed via the main staircase is the master bedroom with end suite bathroom, two further double bedrooms and large family bathroom.

Annexe

Outside in the grounds is the signal box which was rebuilt by the current owners as an elegant one bedroom annexe and benefits from open plan living space with kitchenette and fireplace, a double bedroom and private bathroom.

Outside

The gardens are a superb feature of the house and have been attractively landscaped to include large areas of lawn with perennial borders, orchard, raised vegetable beds with Victorian style Hartley Botanic greenhouse and two paddocks. The garage/workshop/office is substantial and benefits from planning permission for use of the first floor as an office.

Situation

Soberton lies on 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 line itself which can be accessed directly from the garden.

Amenities include groceries from nearby Merringtons garage, local schools are Soberton & Newtown Infants and Droxford Junior both marked outstanding by Ofsted, with Winchester College, St Swithins and Bedales 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: The property is offered for sale Freehold.









THE SIGNAL BOX - GROUND FLOOR
APPROX. FLOOR
AREA 229 SQ.FT
(21.3 SQ.M)



THE SIGNAL BOX - FIRST FLOOR
APPROX. FLOOR
AREA 211 SQ.FT
(19.6 SQ.M)
EXCLUDING VOID

REDUCED HEADROOM BELOW 1.5M / 5'0"



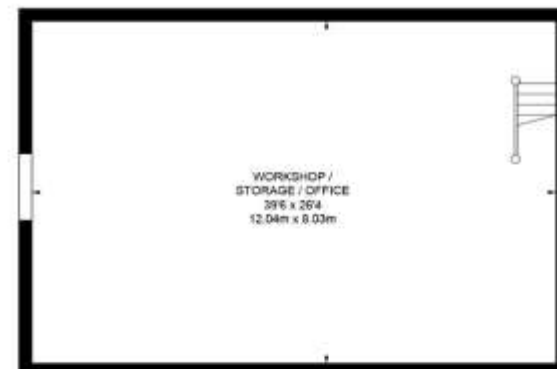
FIRST FLOOR
APPROX. FLOOR
AREA 969 SQ.FT
(90.0 SQ.M)
EXCLUDING VOID



FIRST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT
(30.6 SQ.M)
EXCLUDING VOID



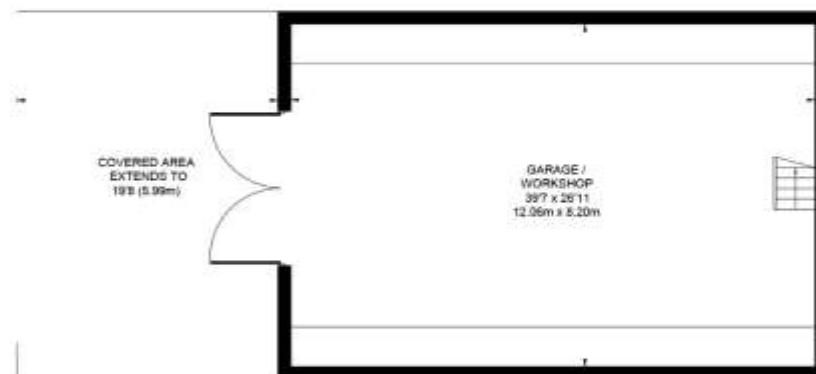
GREEN HOUSE
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



GARAGE - FIRST FLOOR
APPROX. FLOOR
AREA 1063 SQ.FT
(98.8 SQ.M)



GROUND FLOOR
APPROX. FLOOR
AREA 1726 SQ.FT
(160.4 SQ.M)



GARAGE - GROUND FLOOR
APPROX. FLOOR
AREA 1070 SQ.FT
(99.4 SQ.M)

APPROX. FLOOR AREA
MAIN HOUSE = 3024 SQ.FT (281.0 SQ.M)
THE SIGNAL BOX = 440 SQ.FT (40.9 SQ.M)
GARAGE / WORKSHOP / OFFICE = 2133 SQ.FT (198.2 SQ.M)
TOTAL = 5597 SQ.FT (520.1 SQ.M)
(EXCLUDING GREENHOUSE)

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 2020 (ID 623045)



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]

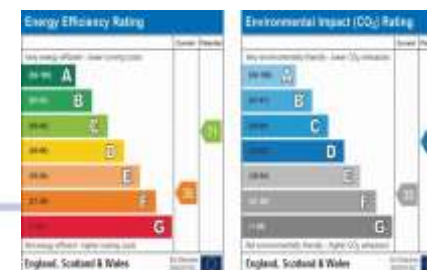


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