

THE LAURELS

Soberton Heath SO323QG

Asking price £900,000



WELLER
PATRICK



PROPERTY FEATURES

A five bedroom detached house that has been thoughtfully extended, in Approx 1.5 acres of grounds in the Meon Valley

Sitting Room ● Family room ● 20' Kitchen/Dining room ● Ground floor bedroom with en-suite

Four further bedrooms ● En-suite to master bedroom ● Family bathroom

Lawned gardens ● Paddocks ● Stables ● Sand turn out area



DESCRIPTION

Situated in the sought-after area of Soberton Heath, this attractive detached five bedroom property enjoys a rural setting within the beautiful Meon Valley.

One of the standout features of this property is the extensive grounds, spanning approximately 1.5 acres in all. This includes lawned gardens, paddocks, a sand turn out area, and stables.

The property has been thoughtfully extended by the current owners and offers flexible accommodation that will suit any family's needs. The accommodation comprises a welcoming entrance hall, sitting room with feature wood stove, a well-appointed kitchen/dining room, and family room. The ground floor also boasts a convenient bedroom with its own ensuite.

Upstairs, you will find four generously sized double bedrooms, including a master bedroom with an ensuite and a family bathroom.

To fully appreciate the location and all that this property has to offer, an early viewing is highly recommended.

The village of Soberton is situated in Hampshire's Meon Valley, sought after for its rural yet convenient and accessible location with beautiful countryside surrounding and with many walks and rides to be enjoyed. The area offers a village community with a pub nearby and many local events and organisations which can be discovered in the Parish Magazine. There is a primary school in nearby Newtown and secondary school in Swanmore.

The traditional country town of Bishops Waltham is within a short drive as is the village of Wickham. Both offer a range of shops and services from their attractive high streets. The major South Coast centres of Southampton, Portsmouth, Fareham and Winchester are all within easy driving distance as are the M3 and M27 Motorways, Southampton Airport and main line rail services.



DIRECTIONS

From the Bishops Waltham's main roundabout by the Crown Inn take the B2177 to Waltham Chase. At the traffic lights turn left onto Forest Road. At the cross roads continue onto Bishops wood Road and at the T junction turn left onto the A32 and then turn immediately right onto Buddens Lane. Turn left onto Heath Road and second right into Forester Road by the Bold Forester Public House. The Laurels will be seen on the right after a short distance.



LOCAL AUTHORITY AND SERVICES

Winchester City Council
Council tax band E

Mains electricity and water. Private drainage

VIEWINGS By appointment through Weller Patrick.
Tel: 01489 893555

Particulars prepared 14th February 2024





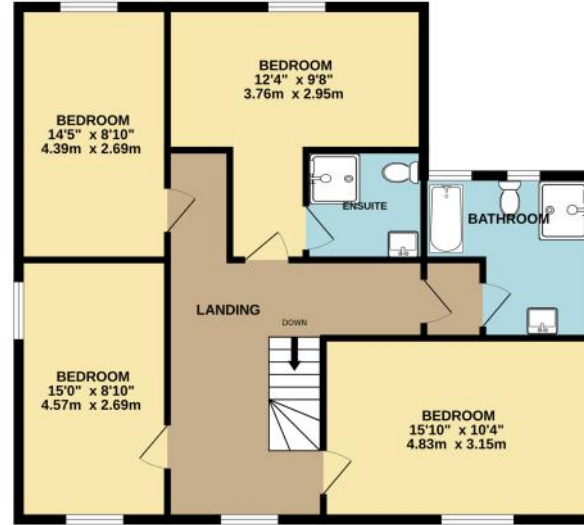
The Laurels
Forester Road
Soberton Heath
SO32 3QG

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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