

DOWNLAND

Station Road, Soberton SO32 3QU

£1,250,000



WELLER
PATRICK



PROPERTY FEATURES

Individual detached property • Flexible and spacious accommodation •

Sitting room • Dining room • Study • Conservatory

Four bedrooms • Ensuite & Family bathroom • Extensive gardens & Paddock • Approximately 1.5 Acres

Detached Double Garage • Driveway parking • Viewing highly recommended



DESCRIPTION

We are delighted to offer for sale this spacious individual four bedroom property situated within the highly sought after village of Soberton in Hampshire's renowned Meon Valley and within the South Downs National Park. The property enjoys a rural outlook and views to the rear and features a large garden, paddock with stables, double garage with studio, extensive parking and the whole extends to approximately 1.5 acres.

The village of Soberton is extremely popular and offers a strong community. The highly regarded White Lion pub is within walking distance as is the , village hall and church. The nearby country towns of Bishops Waltham and Wickham offer an excellent variety of traditional and specialist shops, restaurants and public houses. The major south coast centres of Winchester, Southampton and Portsmouth are all within reasonable driving distance.

Direct trains to London Waterloo are available from both Petersfield and Winchester railway stations. Newtown Infant, Droxford Junior and Swanmore Secondary are the catchment area schools. There are also renowned independent schools in the area.

The historic Meon Valley Railway bridle path is closeby and is ideal for pleasant walks and rides to be enjoyed and also giving access to areas of the River Meon and a walk through to the village of Droxford.

This is a rare opportunity to secure a superb property in this desirable area and therefore early viewing is highly recommended.

DIRECTIONS

From Bishops Waltham main roundabout take the B3035 to Corhampton and Meonstoke. At the mini roundabout in Meonstoke turn right onto the A32 towards Droxford. After a short distance turn left at Meringtons Garage signposted to Hambledon. After a short distance turn right into Station Road. Proceed along Station Road and the property can be found on the right hand side after approximately 1 mile.



LOCAL AUTHORITY AND SERVICES

Winchester City Council
Council Tax band G
Private Drainage & Oil heating.

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555
Particulars created; 24th May 2023

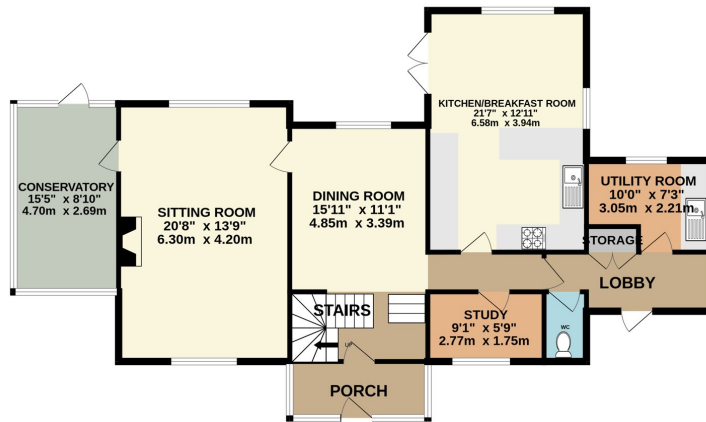




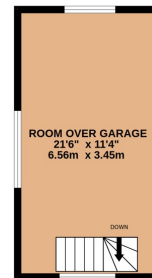
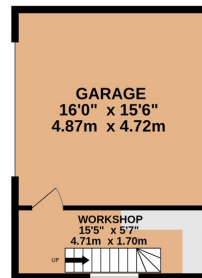
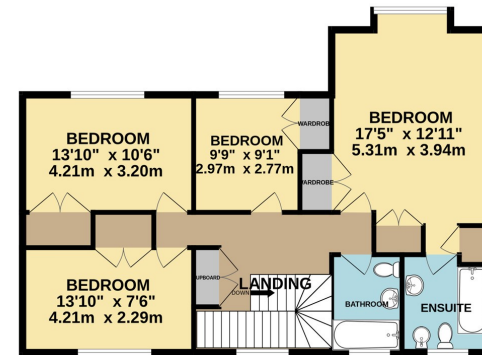
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GROUND FLOOR



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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