

# 1 HAZELTON MEWS

Church Road, Newtown, PO17 6LE

Asking Price £595,000



WELLER  
PATRICK



## PROPERTY FEATURES

An attractive and well presented three bedroom house with large garden in sought after Meon Valley village  
Sitting room • Kitchen/breakfast room • Cloakroom • Bedroom 1 and 2 are both with en-suite • Bathroom  
Driveway with ample parking • Large rear garden • Summerhouse • Rural views from first floor  
Pleasant village location • Viewing recommended



## DESCRIPTION

Situated in the sought after Meon Valley village of Newtown near Soberton and within the South Downs National Park is this most attractive three bedroom house which enjoys a superb setting with a large garden to the rear and rural views from the first floor.

The property features spacious accommodation with a comfy sitting room to the front and a large kitchen/breakfast/dining room to the rear leading onto and overlooking the garden.

The three bedrooms include two with en-suites and there is also a family bathroom. There are views to be enjoyed from the bedrooms to the rear.

The property is approached over a gravelled driveway which provides ample parking and a side access leads to the rear. The rear garden is a good size and comprises areas laid to lawn with shrubs and plants. There is a further area of garden with fruit trees to the very rear.

Adjacent to the rear of the property is a paved and gravelled seating area and an area for the oil storage tank. There is also a superb summerhouse.

The village of Newtown near Soberton is highly sought after for its rural yet convenient setting being extremely accessible to the south coast and major centres of Winchester, Southampton and Portsmouth. Main line rail services can be accessed in both Winchester and Petersfield with easy road access to the M27, M3 and A3.

The village offers an active community and within just a short distance to the village church and primary school.

The village of Soberton is closeby with the popular White Lion Pub and access to the Meon Valley bridleway is also nearby.

The historic country town of Bishops Waltham is also within a short drive and offers a wealth of charm and character with a traditional high street, coffee shops, general amenities, church and a community spirit. Schools are available within the area and colleges include Peter Symonds and Barton Peveril. Bus services to some of the nearby and further afield schools and colleges are available. The village of Wickham with its pretty square provides good day to day amenities.

Viewing is highly recommended.

## DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. At the traffic lights turn left into Forest Road. Proceed to the end of the road, go straight across into Bishopswood Road. Turn left at the end of this road onto the A32. Turn immediately right, then left, then right again onto Liberty Road. At the end of this road turn right onto Church Road. 1 Hazelton Mews will be found on your left after a short distance.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council  
Council Tax band E  
Private drainage, oil fired heating

## VIEWINGS

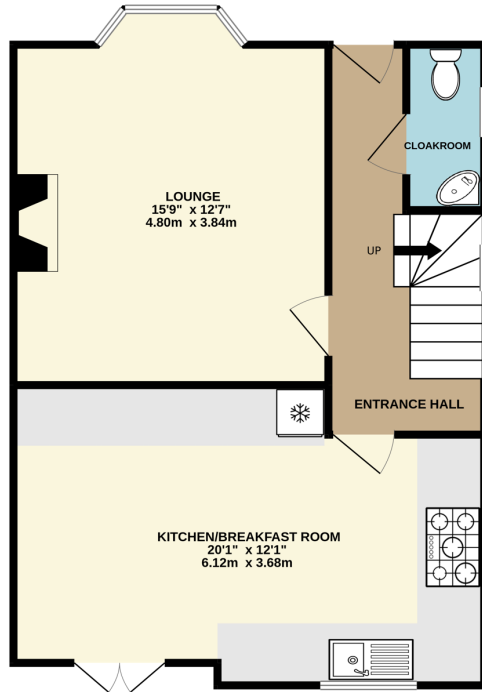
By appointment through Weller Patrick.  
Tel: 01489 893555



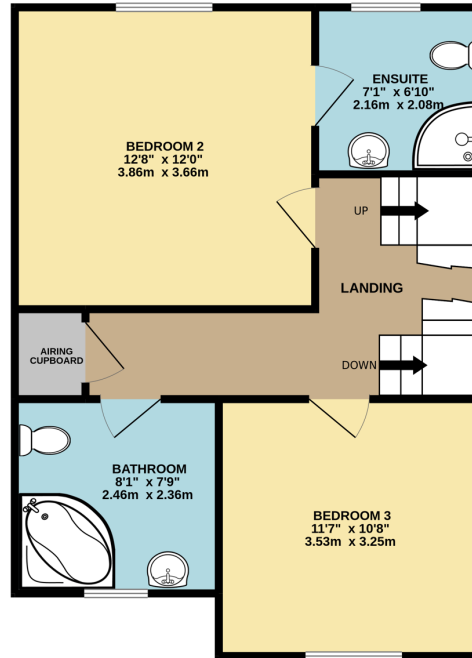


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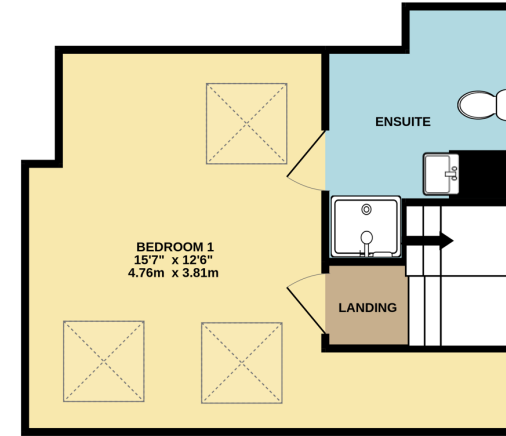
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC