



Hillcrest Cottage

Horns Hill, Soberton, Southampton, Hampshire, SO32 3PR

Price Guide £875,000

Offers Invited

GWB

VIEWING INSTRUCTIONS: Strictly and only by prior arrangement and with the Selling Agent to be accompanied. It is essential to view the drone video footage available at the website www.gileswheelerbennett.co.uk prior to requesting or viewing or visiting the Property.

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

The Property: Situated in a beautiful rural location in the heart of the Meon Valley, Hillcrest Cottage is a charming, red-brick, 2-3 bedroom semi-detached house recently extended and renovated to a very high standard.

The modern open plan kitchen & dining/family room with underfloor heating and air source heat pump, has bi-fold doors opening on to the large patio with hot tub and the garden beyond.

Externally there is a good size garden to the rear and ample parking to the front. The Cottage benefits from adjacent land (0.95 acres / 0.38 ha) and equestrian facilities, including stables and a winter turn-out paddock. In all, the Property extends to 1.17 acres / 0.47 ha.

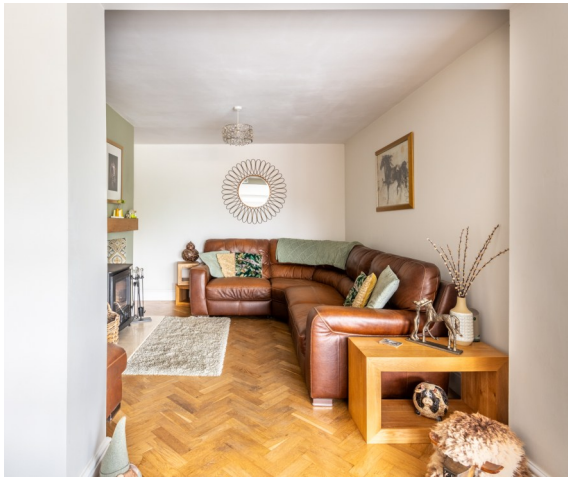




Ground Floor: Front door leading to entrance hallway with tiled floor and window, gives access to the principal living spaces and stairway to first floor and the Sitting room/Bedroom 3 with easterly aspect, wooden floor and log burner.

The spacious triple-aspect and open-plan dining/family room with tiled floor and skylights, provides a bright & ideal room for entertaining. The well-equipped kitchen offers a mix of modern wall/floor units with peninsula, overlooking the family room to the bi-folds and large patio and garden beyond.

The cosy internal snug has herringbone style wooden flooring and log burner. A modern downstairs bathroom with walk-in shower, bath & toilet is accessed via the utility room with additional units/worktop space and the back door to the garden.



First Floor: The first floor is accessed via a stairway from the entrance hall onto a landing with doors to the two bedrooms. The Master Suite (Bedroom 1) benefits from a fitted wardrobe, dressing room and connecting WC. An external door on the northern elevation provides access onto a sun terrace with glass balustrades and excellent views across the pastureland.

Bedroom 2 benefits a feature fireplace and fitted wardrobe and has an easterly aspect.



Outside: Externally Hillcrest Cottage is set within grounds of approximately 0.22 acres / 0.08 ha (excluding the land & equestrian facilities to the north).

A patio area wraps around the house to the north and west. Beyond this, is garden mainly laid to lawn and enjoying views to the equestrian facilities. To the east between the house and the road there is a sizeable parking area. The Property is well-screened from neighbouring properties by close-board fencing at the southern boundary & mature hedging and trees on the north, east and western boundaries.





Equestrian Facilities and Pastureland: (See Site Plan)

In addition to the residential accommodation and curtilage, the Property also includes

- **Stable Block** (approx. 42.98ft/ 13.10m by 19.42ft/ 5.92m) Block built timber clad stables with metal sheet roof and concrete floor. Covered apron on west elevation. Comprising 2 x Stables (approx. 13.26ft/ 4.04m by 13.26ft/ 4.04m); 1x tack room and 1x pony stable (approx. 6.63ft/ 2.02m by 13.26ft/ 4.04m) and a hay/straw store room (approx. 9.94ft/ 3.03m by 13.26ft/ 4.04m). Consented under application ref. [SDNP/17/04397/FUL](#).

The **shed**, positioned at the northern end of the stable block, is included within the Property sale.

- **Winter Turn-Out Area** (approx. 80ft/ 24.38m by 60ft/ 18.29m) Fenced with post and rail fencing. Gates on north and east boundaries. Sand surface. Used for keeping/exercising horses during the winter.
- **Pastureland** (approx. 0.79 acres/ 0.31 ha) Divided into two paddocks with a further smaller area fenced off at the northern end. Mainly in use for seasonal horse grazing.





Location: Hillcrest Cottage is located on Horns Hill, Soberton (SO32 3PR) within the picturesque Meon Valley and the South Downs National Park. The River Meon is approx. 0.25 miles to the west. The closest towns are Wickham; approximately 3 miles to the south-west and Bishop's Waltham; approximately 3.5 miles to the north-west. Both offer a range of amenities including shops, pubs and cafes. The closest local schools are in Newtown and Swanmore including Newtown Soberton Infant School, Swanmore Church of England Primary School and Swanmore College, all rated 'Good' by OFSTED.

As regards transport links, the A32 is approx. 0.3 miles to the west giving access to other major trunk roads including the M27 (Junction 10). The A3 is approx. 6 miles to the east. Botley, Portchester, and Fareham railway stations are all within a 6-mile radius. There are local bus services stopping at Soberton Village Hall and the War Memorial. The Property is within easy reach of the local public footpath network with the Meon Valley Trail approx. 200m to the west.

Land Registry: The Property comprises the entirety of two Land Registry Titles HP810038 and HP425926. See Selling Agent's website for Land Registry Title Plans and Registers.

Land: The land is Grade 3 on Natural England's Provisional Land Classification Maps. The Property is located on a seam between shallow lime-rich soils over chalk or limestone and slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils on the National Soils Database.

Easement/Third Party Rights: There are rights benefitting and burdening the Property, referred on the two Land Registry Titles. The rights included the following:

- By **Conveyance dated 2nd December 1965**, a right of way was reserved over part of the Land Registry Title HP810038 for the benefit of the owners of the neighbouring property, "Highcroft". It would appear that a **Deed of Discharge dated 14th August 1991** releases the Title from the burden of this right of way.

See Selling Agent's website for **Land Registry Title Plans** and **Registers** detailing this and other rights benefitting and burdening the two Titles.

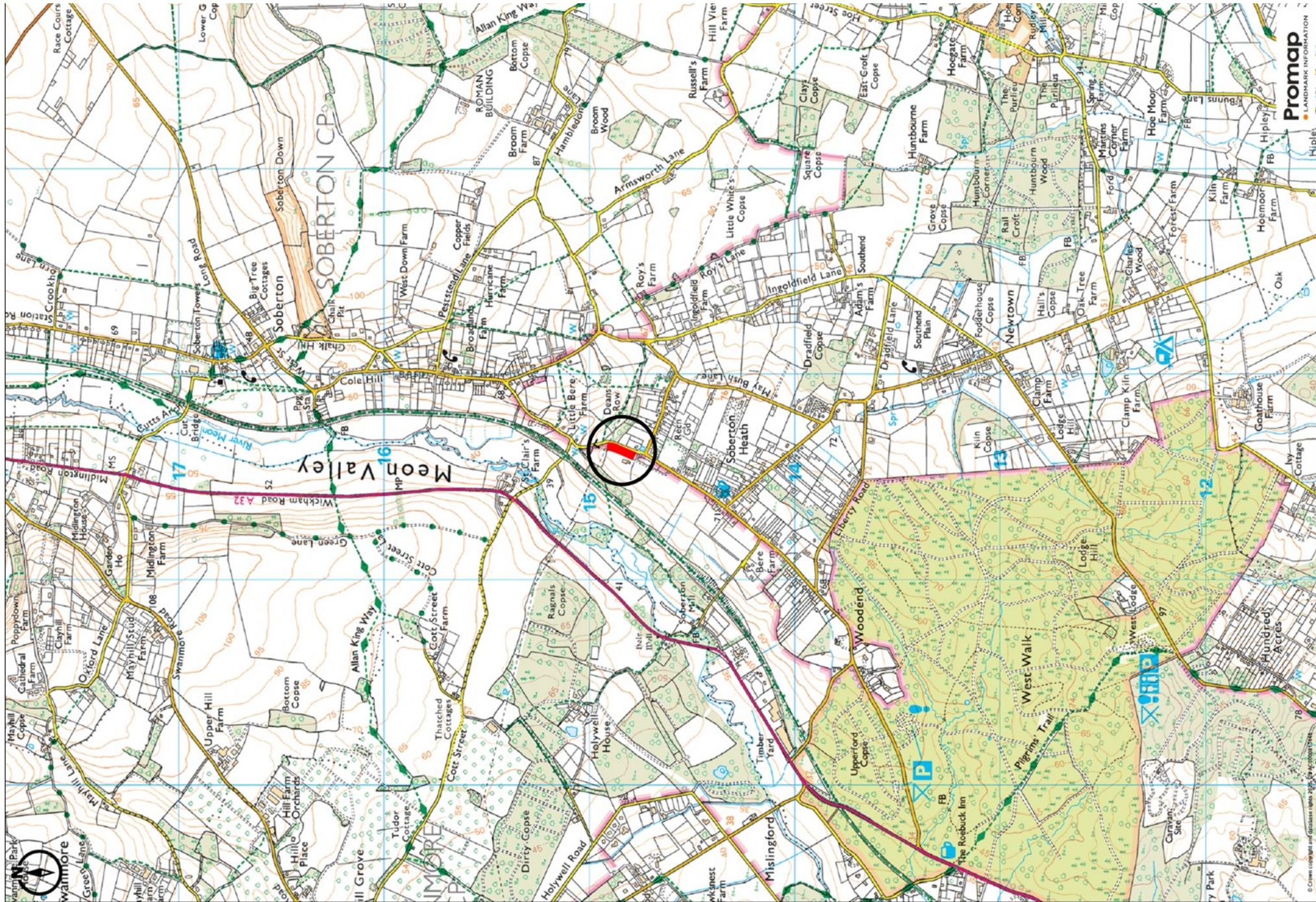
Designations: The Property is within the South Downs National Park. The northern part is in the South Hampshire Lowlands National Character area, the south part is in the South Downs National Character area. Parts of the land are within a mineral safeguarding zone.

Planning History: Please see the following links to a list of historic planning applications relating to the Property, on Winchester City Council's website ([WCC Planning History](#)) prior to its inclusion within the South Downs Planning area and to more recent planning applications, relating to the Property on the South Downs Local Planning Authority website ([SDNP Planning History](#)).

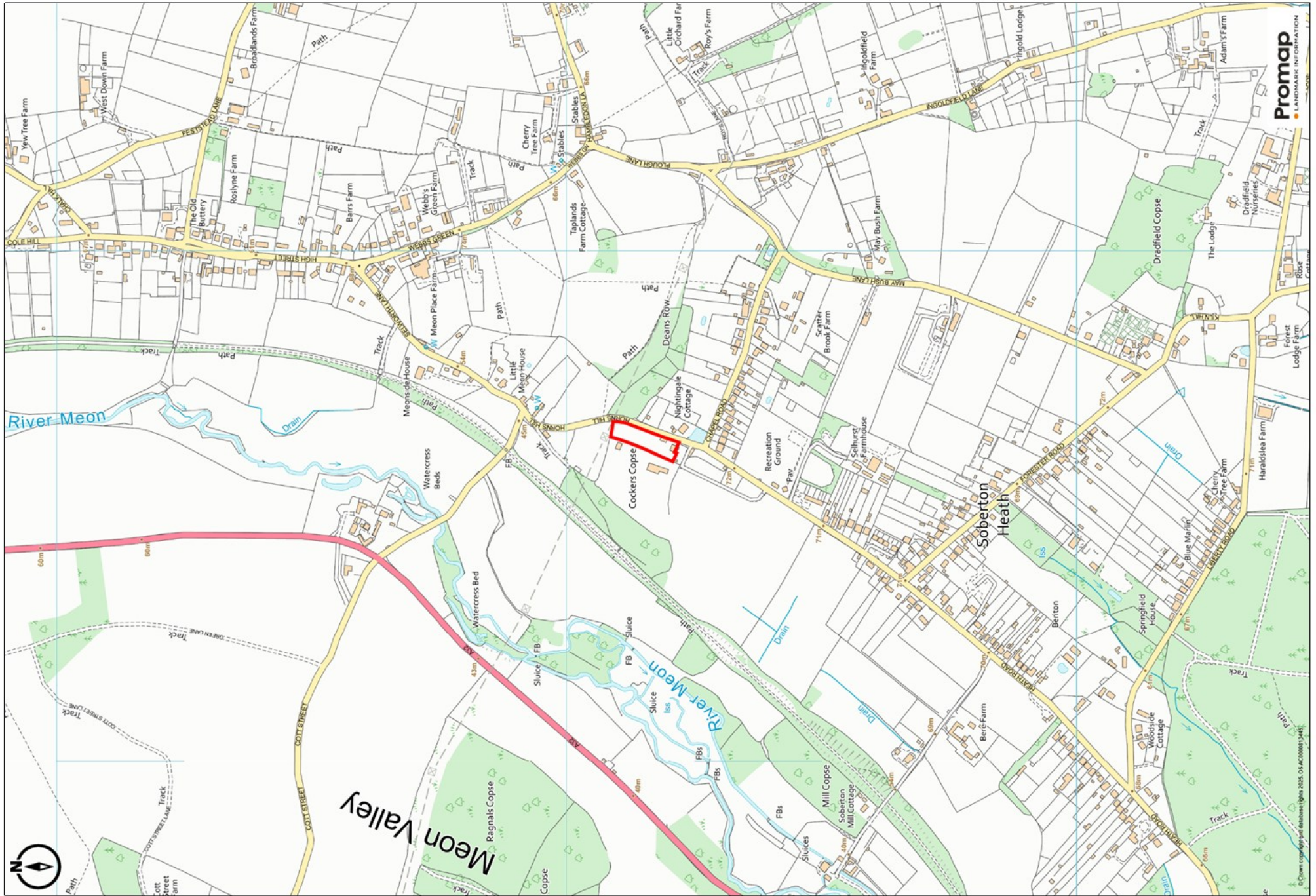
Business Rates: Not currently demanded or assessed.

Local Authority: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ.

Tel: 01962 840222. www.winchester.gov.uk



NOT TO SCALE



NOT TO SCALE

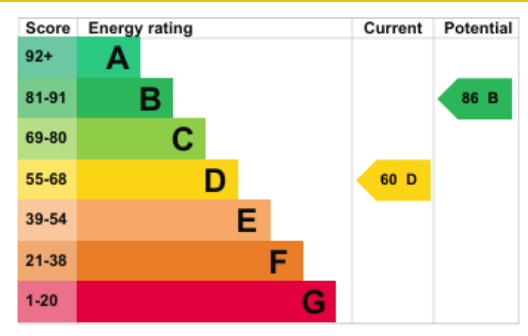
DIRECTIONS: Postcode: SO32 3PR

FROM THE A3(M): heading *south* towards Portsmouth, exit the A3(M) at the Petersfield junction, taking the A272 towards Winchester & Alton. At the A272/A32 junction, turn left towards Fareham onto the A32. Drive through Droxford village and on exiting the village, drive a further two miles before turning left onto Selworth Lane, just after the signs for St Clair's Farm.

Follow the narrow lane under the old railway bridge, taking the next right onto Horns Hill where Hillcrest Cottage is located a short distance on the right.

FROM WICKHAM: Take the A32 north passing the Pump House Auctions on you right. Drive a further mile before taking the right hand turn on to Selworth Lane at the junction with Cott Street. Follow the narrow lane under the old railway bridge, taking the next right onto Horns Hill where Hillcrest Cottage is located a short distance on the right.

 [Forecast.leaves.resurgent](https://www.what3words.com/forecast/leaves.resurgent)



For Further Information Contact:

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Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft

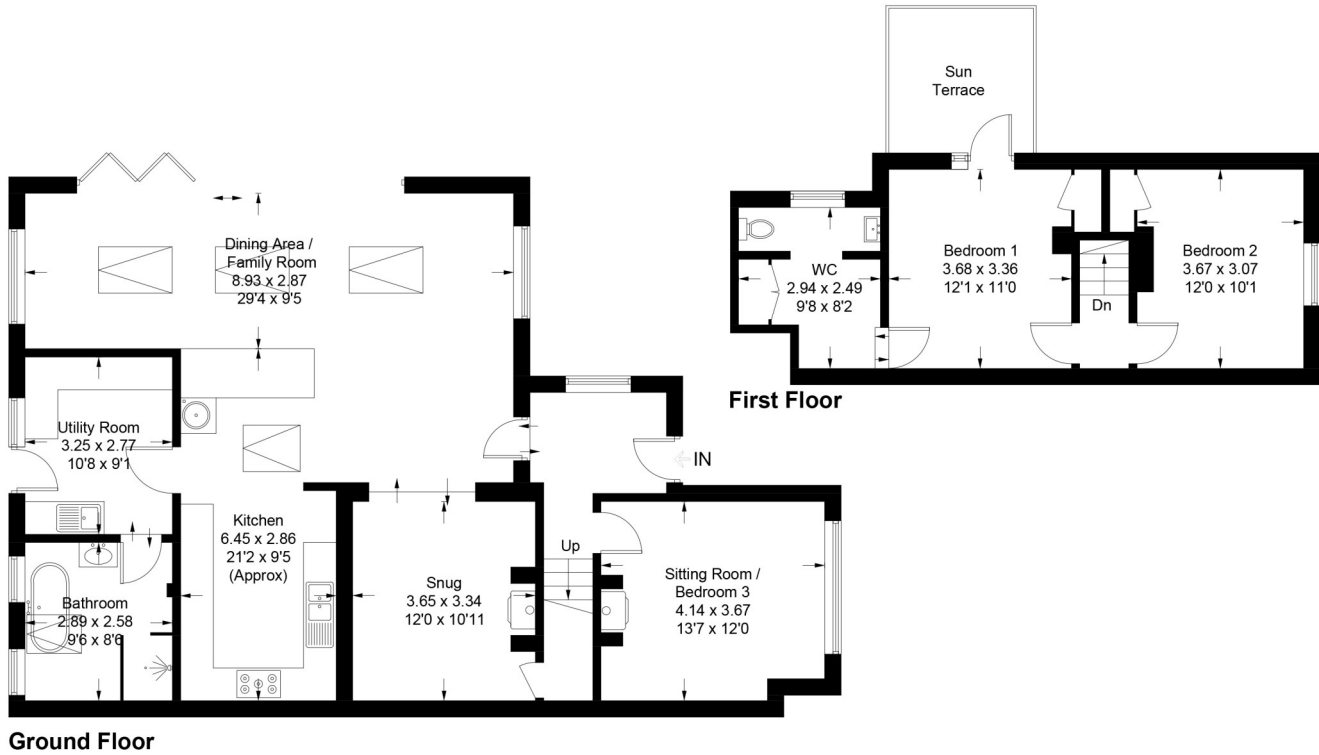


Illustration for identification purposes only, measurements are approximate, not to scale. (ID1206884)

Services: Connected to mains water/electricity. Air Source Heat Pump. **Council Tax:** Property Band = D for year 2025/2026 = £2,185.27.

Planning Authority: South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810.

<https://www.southdowns.gov.uk>.

Local Authority: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222.

<https://www.winchester.gov.uk>

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
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3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any



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