

# HEATH HOUSE

Heath Road, Soberton SO32 3QH

Guide Price £1,250,000



WELLER  
PATRICK



## PROPERTY FEATURES

A superbly presented, five bedroom detached family home with a large garden, in sought after Meon Valley village

Sitting Room • Drawing Room • Study • Kitchen/breakfast/family room • Utility room

Five bedrooms • En-suite • Family bathroom • Ground floor shower room • Annexe potential

Established gardens in all 0.43 acres • Driveway parking



## DESCRIPTION

Situated in this sought after area and with gardens and grounds of approximately .43 of an acre is this most attractive and superbly presented five bedroom detached family house of approximately 3000 sq ft which offers extensive and flexible accommodation.

The accommodation commences with a porch and welcoming hallway with rooms leading off. A particular feature is the stunning, contemporary kitchen / breakfast / family room. The kitchen features a range of units by Controlled Interiors with integrated appliances, an island unit with induction hob and recessed hood over. Doors open onto the garden where the extensive patio areas are ideal for entertaining and to enjoy the stunning outlook over the garden.

Further reception rooms, all of a generous size, include a double aspect drawing room with fireplace, double aspect sitting room with a log burning stove, the study with double doors to the garden and the comfy family room area off the kitchen.

On the left side of the property are the interconnecting utility room, superb shower/wet room and then the study. These areas can provide scope for use as an annex if required.

On the first floor is a spacious landing and five double bedrooms including the large double aspect master bedroom with en suite.

The gardens and grounds are extensive overall and include gravelled driveways to either side of the property providing ample parking and also leading to the garden. The rear garden includes an extensive lawned area, paved patio areas, established borders with shrubs and plants and established hedgerow to most boundaries.

The village of Soberton is highly sought after for its rural yet convenient setting with beautiful countryside surrounding and with many walks and rides to be enjoyed. The area offers a village community including a primary school in nearby Newtown. The 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 traditional centres. The major South Coast cities 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 Bishops Waltham take the B2177 towards Waltham Chase. At the traffic lights turn left into Forest Road. Proceed to the end of Forest Road and continue on into Bishops Wood Road. At the end of this road, turn left onto Wickham Road and then immediately right into Buddens Lane. At the top of the hill turn left onto Heath Road. The property can be found on the right hand side just before Forester Road.

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Private drainage. Oil fired heating and calor gas heating.  
Mains electricity and water

VIEWINGS By appointment through Weller Patrick.  
Tel: 01489 893555

Particulars prepared 28th March 2024

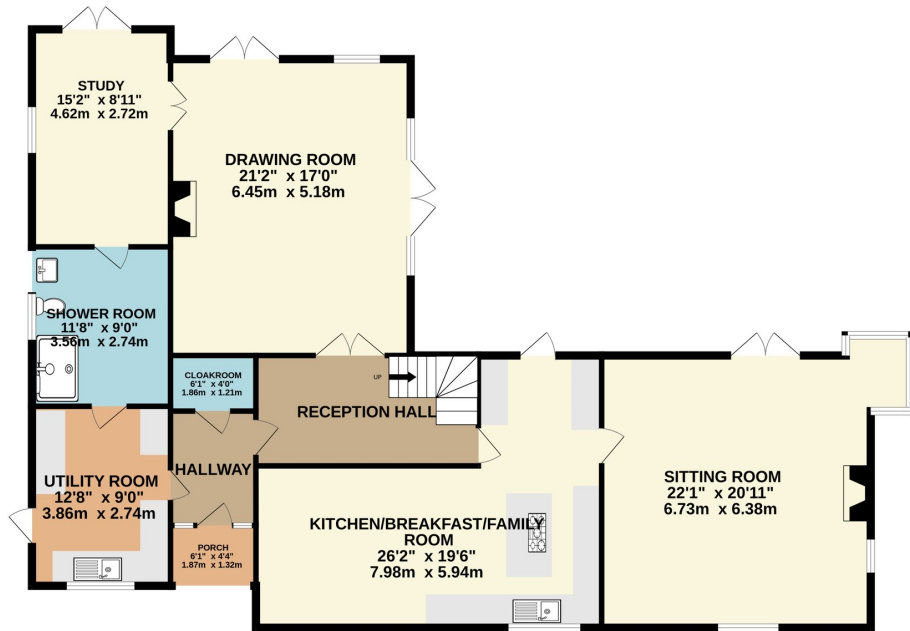




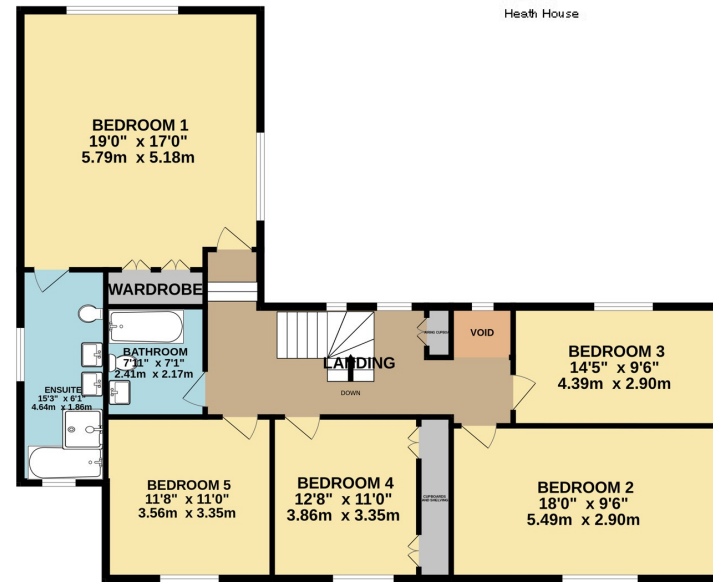
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
 Heath House

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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