

POPPYHILL

Webbs Green, Soberton SO32 3PY

Asking Price £1,150,000



WELLER
PATRICK



PROPERTY FEATURES

A most attractive individual four bedroom detached home offering spacious accommodation in the sought village of Soberton

Sitting room • Dining room • Kitchen • Breakfast room • Study • Utility room • Cloakroom

Four bedrooms • En-suite to master bedroom • Family bathroom

Double garage with utility room and cloakroom • Driveway parking • Attractive garden with countryside views



DESCRIPTION

Situated within the highly sought after Meon Valley village of Soberton and within the South Downs National Park is this most attractive individual four bedroom property which offers spacious accommodation and views to the rear. The property was constructed for the current owners and features an appealing combination of character and charm with a traditional feel whilst enjoying a superb location and spacious accommodation.

Notable features include the flexible and spacious accommodation with a welcoming hallway with doors leading off. The dining room is to the front and the sitting room to the rear with doors to the garden and views, there is a study off the sitting room. The spacious kitchen and glazed breakfast room area are of a good size and enjoy the views to the rear. On the first floor are four bedrooms including the master bedroom with an en suite and views to the rear from which the Westerly views can be enjoyed

Outside the property offers an attractive garden with countryside views. There is a gravelled driveway providing ample off road parking, a double garage with wc & utility area as well as having the benefit of an electric vehicle charging point.

The property is situated in a desirable setting within this Meon Valley village, close to the War Memorial and just a short walk to access the historic Meon Valley Railway bridle path which is ideal to enjoy pleasant walks and rides and also giving access to areas of the River Meon and walks through to the village of Droxford, Wickham or to the White Lion Pub in Soberton.

The traditional country town of Bishops Waltham is within a short drive and offers a range of shops and services from its attractive high street. The village of Wickham with its square also offers good day to day facilities.

The village of Soberton is highly regarded for its rural charm yet it is well placed and remains highly accessible to the major centres of Winchester, Southampton and Portsmouth. Access to the M27 and A3M is within a short drive and the South Coast with its sailing centres including Hamble, Bursledon and areas surrounding Chichester Harbour are all within reasonable driving distance. Main line rail services from Petersfield, Botley, Eastleigh or Winchester.

Early viewing of this superb property is highly recommended.



DIRECTIONS

From our offices in Bishops Waltham take the Hoe Road to Swanmore. Continue through the village past the church and primary school. At the staggered junction opposite the Hunters Inn proceed across into Cott Street. At the end of this lane proceed over the A32 into Selworth Lane bearing left at the bottom of the hill. At the Soberton War Memorial turn right and after a very short distance Poppyhill will be seen on the right.

Particulars prepared 27th March 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Mains electricity, and water. Private drainage. Oil fired central heating.

VIEWINGS

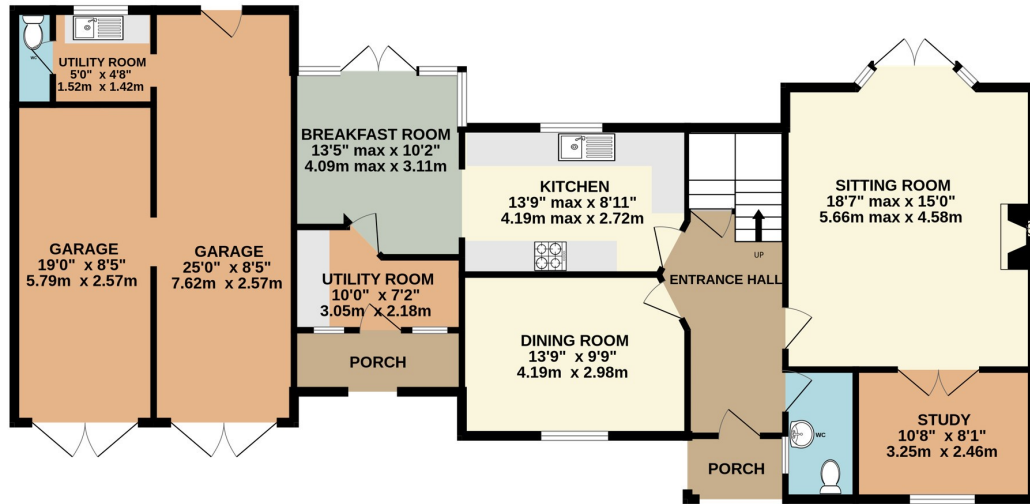
By appointment through Weller Patrick.
Tel: 01489 893555



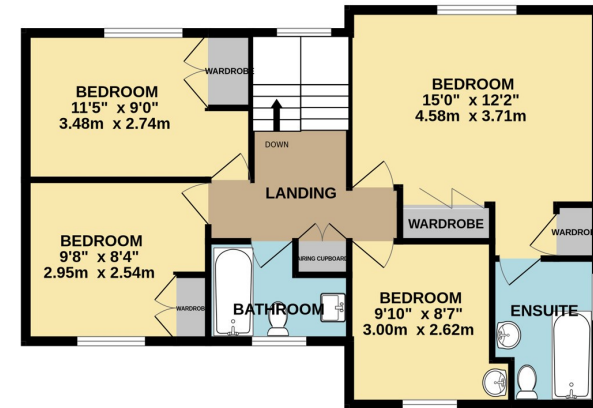


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GROUND FLOOR



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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 73 |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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