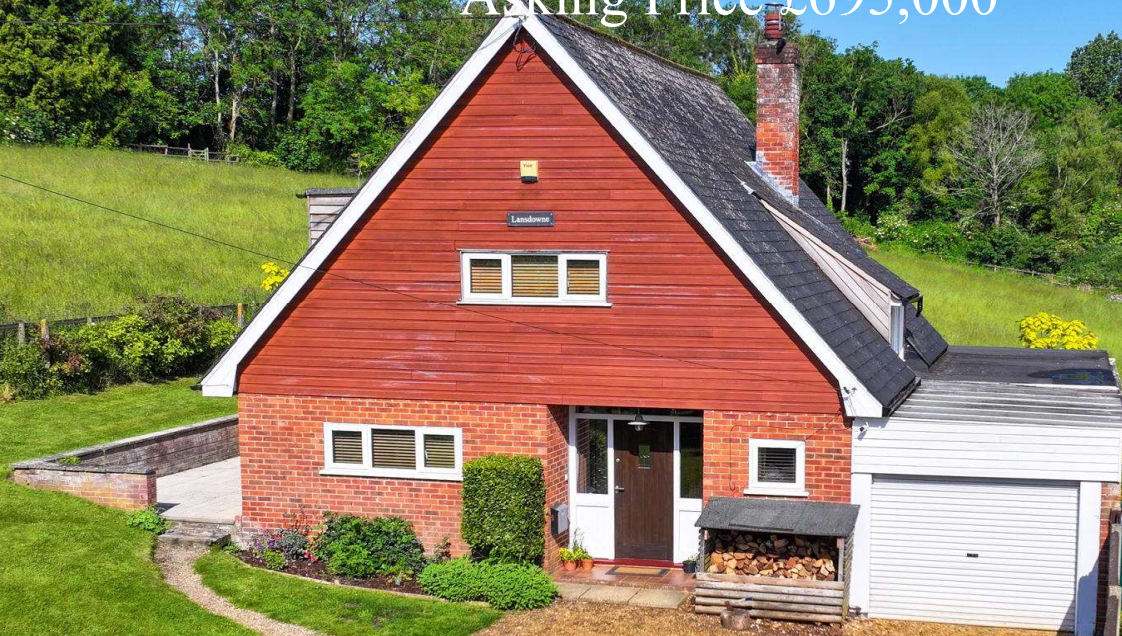


# LANSDOWNE

Garrison Hill, Droxford, SO32 3QL

Asking Price £695,000



WELLER  
PATRICK



## PROPERTY FEATURES

A spacious three / four bedroom detached property on a large plot within the sought after Meon Valley Village of Droxford

Entrance Hall • Sitting Room • Kitchen • Dining Room • Utility Room & WC • Family Room / Bedroom Four

Three Bedrooms • Family Bathroom • Large Garden • Garage • Driveway Parking



## DESCRIPTION

An individual and spacious three / four-bedroom property set on a large plot situated within the sought after Meon Valley village of Droxford in the South Downs National Park.

The accommodation includes a large entrance hall, lounge with a log burning stove, family room/potential ground floor bedroom, dining room, kitchen/breakfast room, utility room and cloakroom.

Upstairs, there are three bedrooms and a family bathroom.

Outside, the property is approached via a sweeping driveway leading to the single garage, the gardens and grounds wrap around the property providing plenty of opportunities for a vegetable patch, play area, wildlife garden, or formal flower beds, there is an attractive patio area located to the rear of the property.

This property is perfect for those seeking a rural lifestyle while still having access to local schools and shops.

Droxford is nestled in the picturesque Meon Valley, a part of the South Downs National Park. The village offers a junior school, post office, convenience store, public house and doctors' surgery.

Nearby are scenic walking trails such as Old Winchester Hill, The Meon Valley Trail, and the South Downs Way. With easy access to the A32, Droxford is also conveniently located near market towns like Bishops Waltham, Wickham, and Alresford.

An internal viewing is recommended to appreciate all that this spacious home has to offer.



## DIRECTIONS

From Bishops Waltham's main roundabout by the pond, take the B3035 to Corhampton. Proceed to Corhampton mini roundabout and turn right onto the A32 towards Droxford. At the crossroads at Garrison Hill and the B2150 you will find Merringtons Garage and the property is approached off a driveway which adjoins the forecourt of Merringtons (petrol Garage & shop).

Particulars prepared 10<sup>th</sup> June 2024

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity and water. LPG gas heating,  
Private drainage

## VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555

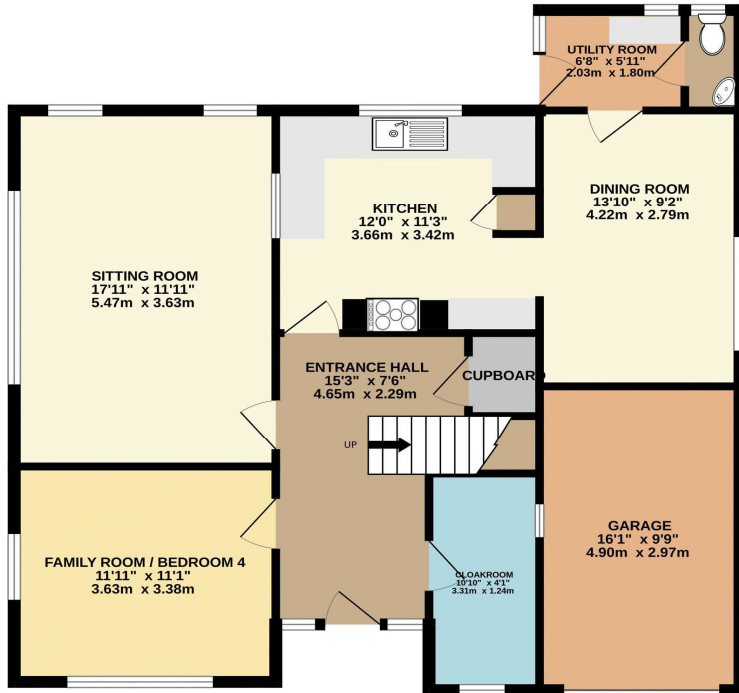




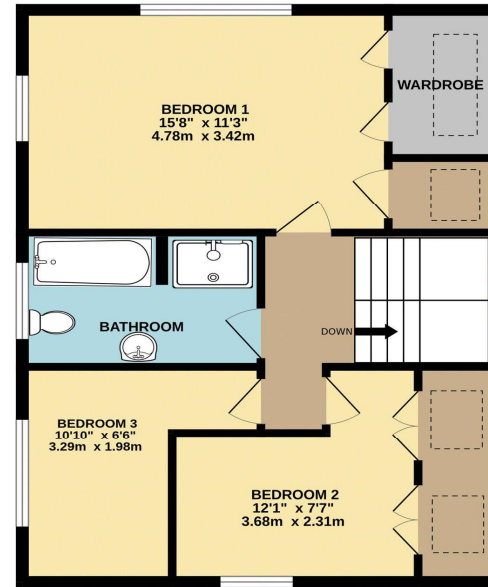
Lansdowne  
Garrison Hill  
SO32 3QL



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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