



# HOLMWOOD

Church Road, Newtown, PO17 6LE

£750,000

WELLER  
PATRICK





## PROPERTY FEATURES

An individual four-bedroom detached family home offering spacious accommodation and a generous rear garden

Kitchen/Breakfast Room • Sitting/Dining Room with vaulted ceiling and wood burning stove • Utility Room

Cloakroom • Four Bedrooms • Two En-suites • Family Bathroom

Generous Rear Garden • Driveway Parking • Viewing Recommended





## DESCRIPTION

A superbly presented individual detached property which offers spacious and well-proportioned four-bedroom accommodation with two en-suites and a family bathroom.

A particular feature is the stunning Sitting / Dining Room with a high vaulted ceiling and overlooking the large rear garden. This is an exceptional space with wood flooring and wood burning stove.

The kitchen is attractively fitted and features a central island unit. Other benefits include a useful utility room with access to the garden and a cloakroom. The four bedrooms, two of which are en-suite are all a good size.

The property is approached from the front via a gravel driveway providing off road parking. The superb open plan living space opens out into the generous rear garden which features an extensive patio area for outside entertaining.

The village of Newtown near Soberton is highly sought after for its rural yet convenient setting being 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 of Newtown is within a short distance to the local church, Newtown-Soberton Infant School and the outstanding rated Droxford Junior School. The village of Soberton is close by with the popular White Lion Pub and access to the Meon Valley bridleway. The Forest of Bere with its popular West Walk is also located 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 our offices in Bishops Waltham proceed to Waltham Chase on the B2177. At the traffic lights turn left into Forest Road. Proceed to the end of Forest Road and straight across into Bishopswood Road. At the next T junction turn left onto the A32 and then immediately right. At the end of this lane turn left onto Forester Road and then right into Liberty Road. At the end of Liberty Road turn right which leads into Church Road Newtown. Holmwood will be seen on the left after a short distance.

Particulars amended 30 September 2024

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity, water, oil fired central heating, private drainage.

### VIEWINGS

By appointment through Weller Patrick.  
Tel: 01489 893555



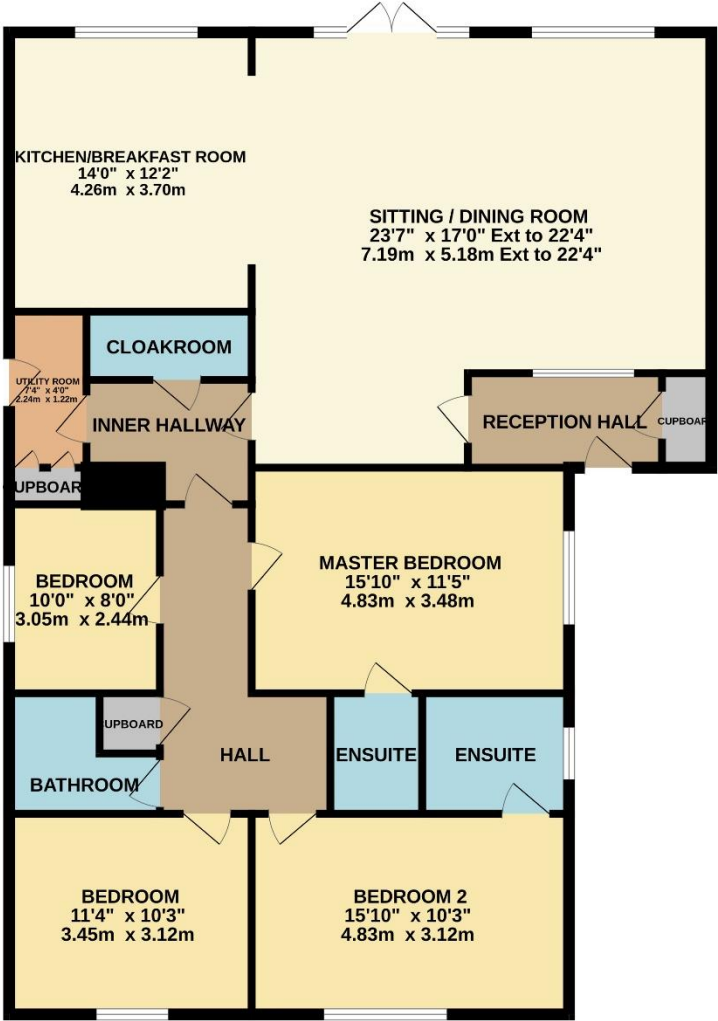






GROUND FLOOR

Holmwood  
Church Road  
PO17 6LE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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