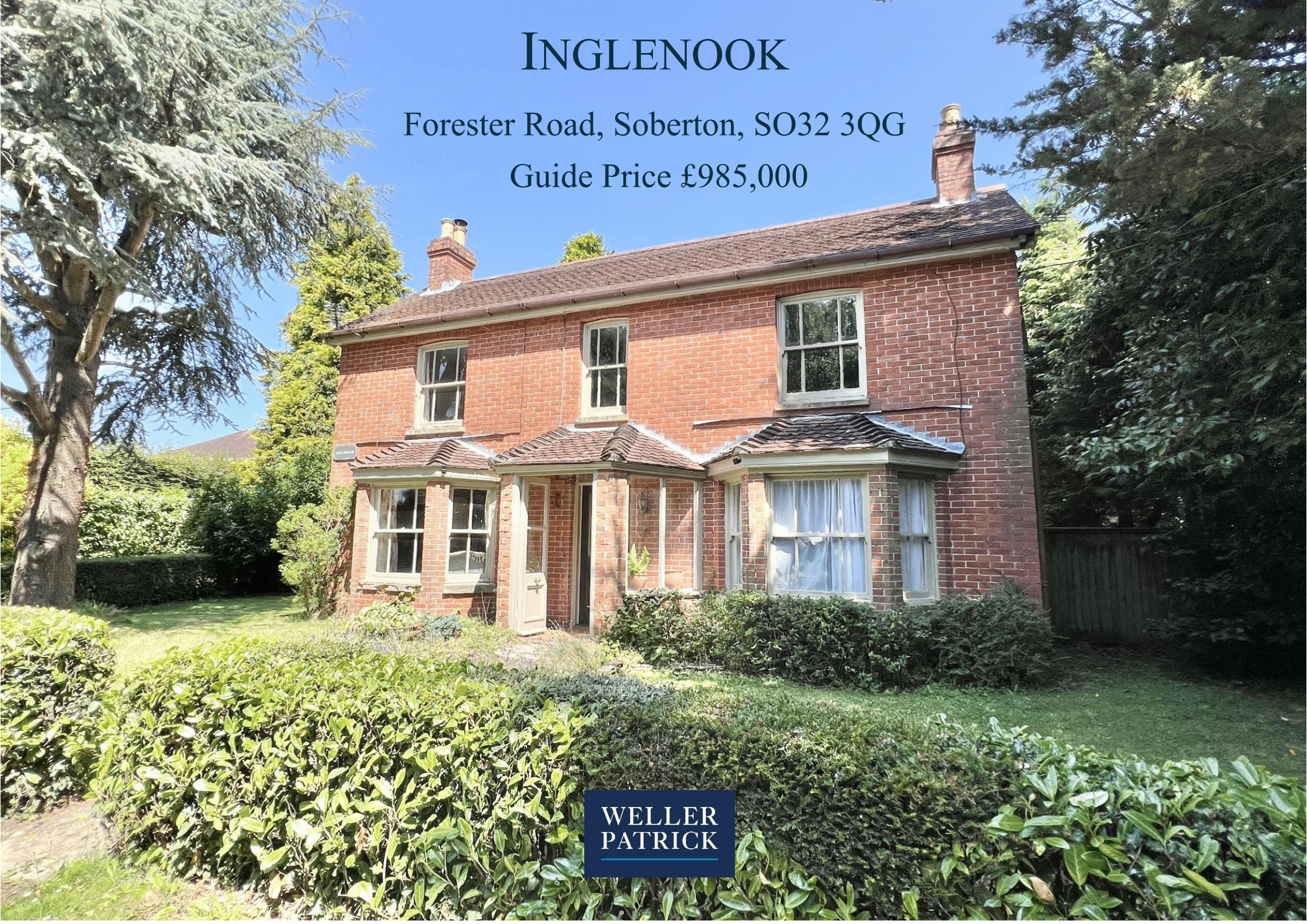


INGLENOOK

Forester Road, Soberton, SO32 3QG

Guide Price £985,000



WELLER
PATRICK



PROPERTY FEATURES

A most attractive detached character house in the sought after Meon Valley Village of Soberton with extensive grounds

Entrance Porch • Hallway • Sitting Room • Dining Room • Kitchen • Cloakroom • Lean to/utility

Three Bedrooms • Shower Room • Extensive Gardens and Grounds of approx. 1.75 acres

Outbuildings • Ample off-road parking • Internal viewing recommended



DESCRIPTION

A most attractive detached character house with the benefit and feature of extensive grounds the whole plot extending to approximately 1.75 of acres. (tbc)

The property is situated within this highly regarded Meon Valley area and enjoys an established rural village setting.

Notable features include sash windows, fireplaces and a log burner. The property offers three bedrooms and a family bathroom.

On the ground floor is a traditional porch, hall, sitting room, dining room, kitchen and lean to utility room. This property has been in the same family for many years and does requires improvement and updating with some buyers may wishing to extend.

The gardens and grounds are extensive with ample parking and a driveway approach through double gates. There are mostly grassed and wooded areas and also within the grounds are several outbuildings.

The villages of Soberton and Soberton Heath are situated within Hampshire's renowned and highly sought after Meon Valley with the historic Meon Valley Railway being nearby for walks and rides.

The country town of Bishops Waltham with its traditional high Street is within a short drive as is the village of Wickham with its square. Both offer a range of shops and services. Within Soberton Heath is a nearby pub and within the neighbouring village of Newtown is the Infant School which will feed into Droxford Primary and then Swanmore Secondary School.

Early viewing of this property is recommended.

DIRECTIONS

From the Bishops Waltham's roundabout by the Crown Inn take the B2177 to Waltham Chase. At the traffic lights turn left onto Forest Road. At the cross roads continue onto Bishopswood Road and at the T junction turn left onto the A32 and then turn immediately right onto Buddens Lane. Turn left onto Heath Road and second right into Forester Road by the Bold Forester Public House. The Inglenook will be seen on the left after a short distance.

Particulars prepared 20th August 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity and water. Private drainage

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

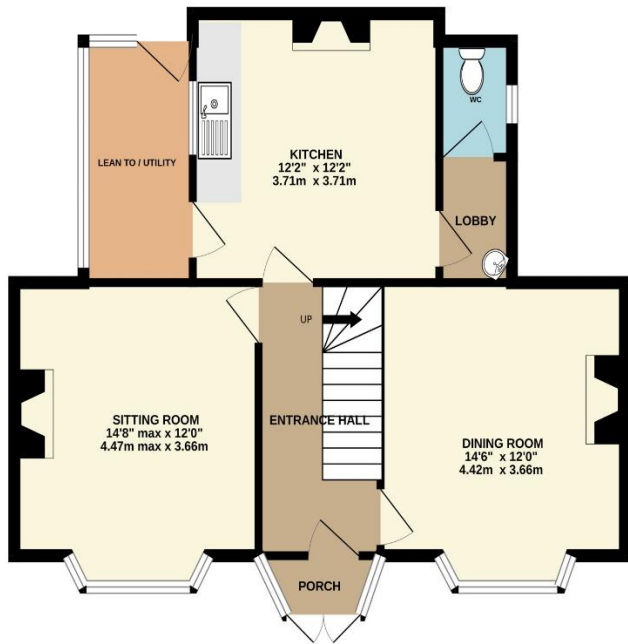




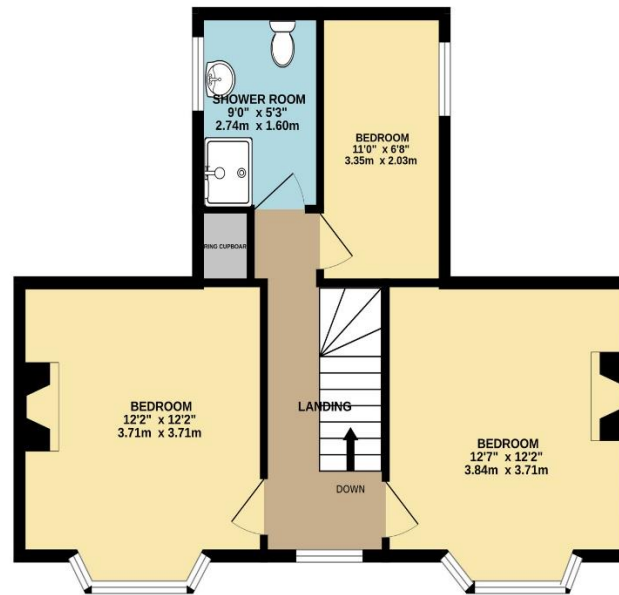
Inglenook
Forester Road
SO32 3QG



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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