

MEADOW VIEW HOUSE

Church Road, Newtown, Nr Soberton PO17 6LE

Guide Price £1,250,000



WELLER
PATRICK



PROPERTY FEATURES

Stunning Four/Five Bedroom Contemporary Family Home situated in a Rural Village Location with a Large Garden & Extensive Accommodation (approaching 3000 sq ft) ● Amazing Kitchen/Breakfast/Dining Room ● Sitting Room ● Study/Family Room Utility ● Four Double Bedrooms ● Two with En Suites and Two which share an En Suite ● Bedroom one and two also feature vaulted ceilings ● Garden Room/Studio ● Integrated Kitchen Appliances ● Color Gas Heating
Early viewing of this very special property is highly recommended



DESCRIPTION

This stunning four/five-bedroom individual family home is situated in a small lane of just three properties in the rural village of Newtown in Hampshire's sought after Meon Valley.

The property offers superbly presented and contemporary designed accommodation which extends to nearly 3000 sq ft. There is also a large garden and a L shaped garden room/studio.

The accommodation features a fabulous kitchen/dining/ family room with two wide bi fold doors leading onto the patio and garden. Included is a generous sitting/living area with a wood burning stove and room for a large dining table. The kitchen also includes integrated appliances, a central island unit and lantern style rooflight above.

This is an amazing and significantly sized room which must be seen to be fully appreciated, it would be ideal for comfortable family living and entertaining. The ground floor also includes a welcoming entrance hall, cloakroom, attractive sitting room, study/family room and a utility room.

On the first floor is a double aspect landing and four double bedrooms including bedroom one and two both with en suite shower rooms. Bedroom one also features a vaulted ceiling and a pleasant outlook to the rear. Bedrooms three and four share a Jack and Jill shower room.

To the front is parking for several vehicles with a side walkway access to the rear. The rear garden is mainly laid to lawn with an extensive patio area including a chiminea style outdoor fire and bar. To the very rear is the L-shaped studio/cabin providing a great space for a garden bar/games room / home office or possibly ancillary annexe accommodation.

Within the village is a primary school, church and village hall. The Forest of Bere and historic Meon Valley Railway Line bridlepath are close by and provide lovely walks and rides. 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.

Early viewing is recommended.

DIRECTIONS

From Bishops Waltham head to Waltham Chase. At the traffic lights turn left into Forest Road, continue and cross into Bishopswood Road, turn left onto the A32, turn immediately right, then left, then right again onto Liberty Road. Turn right onto Church Road, go past Dradfield Lane and then after a very short distance the small lane leading to the property is on the left.

Particulars prepared 23-08-24

LOCAL AUTHORITY AND SERVICES

Winchester City Council - Council tax band G

Mains water and electricity, private drainage, calor gas underfloor heating to the ground floor and radiators to the first floor.

Accessibility. The major South Coast centres 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.

Viewings by appointment through Weller Patrick.
01489 893555



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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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 67 | 73 |
| (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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