

DEESIDE

Kiln Hill, Soberton, SO32 3QE

Asking Price £650,000

WELLER
PATRICK



PROPERTY FEATURES

A superb individual property offering spacious accommodation in a pleasant rural location in The Meon Valley

Entrance Hall ● Sitting Room ● Dining Room ● Kitchen / Breakfast Room ● Conservatory ● Cloakroom ● Utility Room

Two Bedrooms ● Master Bedroom En-suite ● Bathroom ● Generous Grounds of Approx. 0.25 acre

Workshop ● Ample Driveway Parking ● Internal Viewing Recommended



DESCRIPTION

An absolutely superb and spacious individual property enjoying an elevated and pleasant rural location in this sought after Meon Valley village.

The accommodation has well-proportioned room sizes and attractive features including a mix of oak style and tiled flooring on the ground floor. Of particular note is the large sitting room with a multi fuel stove, bi fold doors opening onto the rear terrace and enjoying an outlook over the garden.

The kitchen/breakfast room is well planned with attractive units and also a Morso wood burner. The property enjoys a pleasant outlook over its gardens.

This property has further potential to be expanded by converting the garage / workshop which is integral to the accommodation.

The property sits in a wonderful plot which is in the region of ¼ of an acre with beautiful surrounding gardens.

To the front is a large gravel area which provides ample parking with various shrubs and plants. The rear gardens have an abundance of mature trees, plants and shrubs mixed with spacious lawned areas. There are pleasant terraced and decking areas providing plenty of space for entertaining.

The gardens enjoy a high degree of privacy with views over neighbouring wooded copse.

The village of Soberton is situated within Hampshire renowned and highly sought after Meon Valley with its historical Meon Valley railway which is now disused and is a beautiful bridlepath for walks and rides. The area surrounding the village is predominantly rural with some beautiful scenery to be enjoyed.

The traditional country town of Bishops Waltham is within a short drive as is the village of Wickham with its delightful Square. Both offer a range of shops and services with the nearest supermarket being in nearby Fareham. This area is particularly desirable for its accessibility providing country living yet within easy driving distance of the major centres of Southampton, Winchester and Portsmouth.

DIRECTIONS

From the Bishops Waltham's main roundabout by the Crown Inn take the B2177 to Waltham Chase. At the traffic lights turn left onto Forest Road. At the crossroads continue onto Bishopswood Road and at the T junction turn left onto the A32 and then turn immediately right. Turn left onto Heath Road and second right into Forester Road by the Bold Forester Public House. Proceed to the end of Forester Road and then turn right onto Kiln Hill. The property will be seen on the left after a very short distance.

Particulars prepared 16th September 2024

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Main Electricity, water. Private Drainage. Color gas tank.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

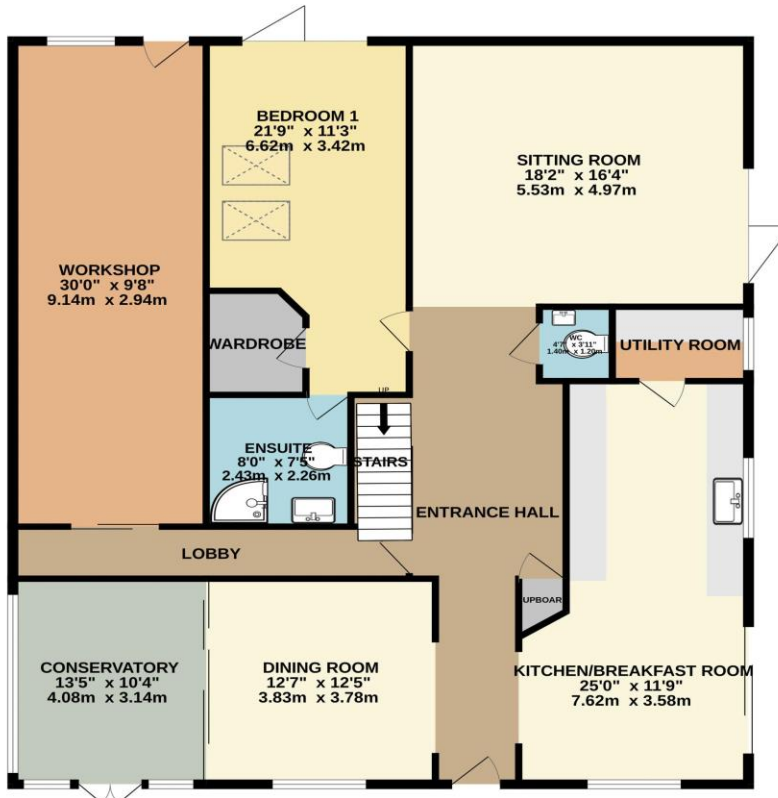




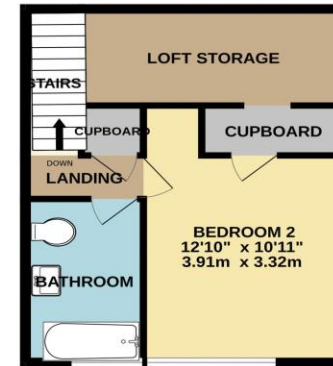
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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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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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