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WELLER  
PATRICK





## PROPERTY FEATURES

A spacious, detached rural home in an elevated position within the sought after Meon Valley village of Soberton

Entrance Hall • Dining Room • Study • Sitting Room • Kitchen • Garden Room • Cloakroom

Four / Five bedrooms • En-suite • Dressing Room • Family Bathroom

Large Gardens Aprox.1Acre in all • Extensive Parking • Double Garage • Workshop • No Forward Chain

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## DESCRIPTION

We are pleased to offer for sale this spacious individual four/five-bedroom detached property which enjoys an elevated location with views and is situated in the highly sought after village of Soberton in Hampshire's renowned Meon Valley and South Downs National Park.

The property enjoys a rural setting and offers a large garden, extensive parking, a double garage with a workshop to the rear. The whole extends to approximately 1 acre.

The village of Soberton is one of the most requested villages in the area offering a strong local community with a range of opportunities and social groups to enjoy. The highly regarded hub of the village the White Lion pub is within walking distance as are the village hall and church.

The attractive and sought after country town of Bishops Waltham and village of Wickham offer a variety of traditional and specialist shops, coffee shops, restaurants and public houses.

The major south coast centres of Winchester, Southampton and Portsmouth are all within reasonable driving distance. Main line rail services to London Waterloo are available from both Petersfield and Winchester railway stations.

Schooling is available for most ages in nearby villages including Newtown Infant, Droxford Junior and Swanmore Primary and Secondary are the catchment area schools. There are also renowned independent schools in the area.

The historic Meon Valley Railway bridle path is closeby and is ideal for pleasant walks and rides to be enjoyed also giving access to areas of the River Meon and a walk through to the village of Droxford.

This is a rare opportunity to secure a superbly located family house, gardens and grounds which has been in the same family ownership for many years. Early viewing is recommended.



## DIRECTIONS:

From Bishops Waltham take the Hoe Road to Swanmore. At the staggered junction opposite the Hunters Inn proceed across into Cott Street. At the end of this lane proceed over the A32 into Selworth Lane bearing left at the bottom of the hill. At the Soberton War Memorial turn left. The entrance to Weycroft will be seen on the right after a short distance.

Particulars amended 24<sup>th</sup> January 2025

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Services Mains electricity and water, Private drainage, Calor gas and electric heating.

## VIEWINGS

Strictly by prior appointment with the sole agents  
Weller Patrick.

Tel: 01489 893555





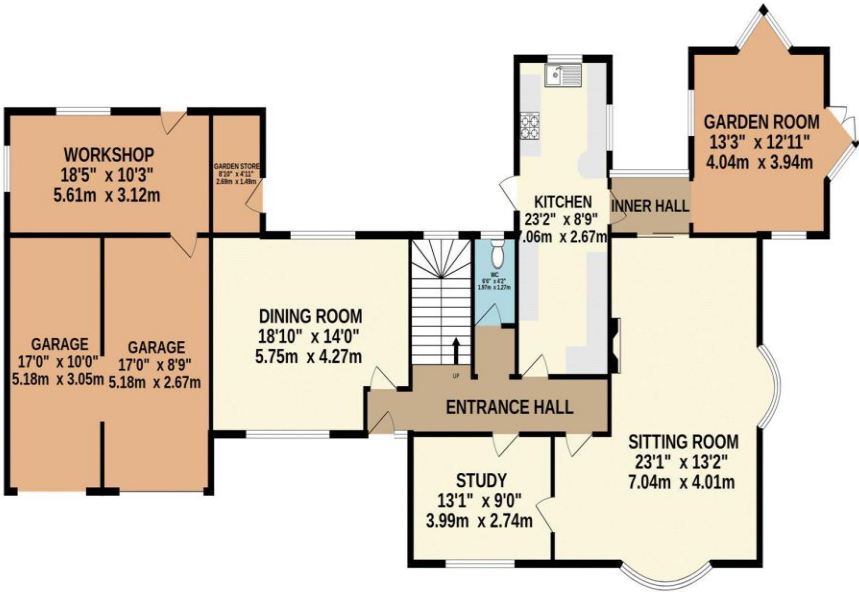




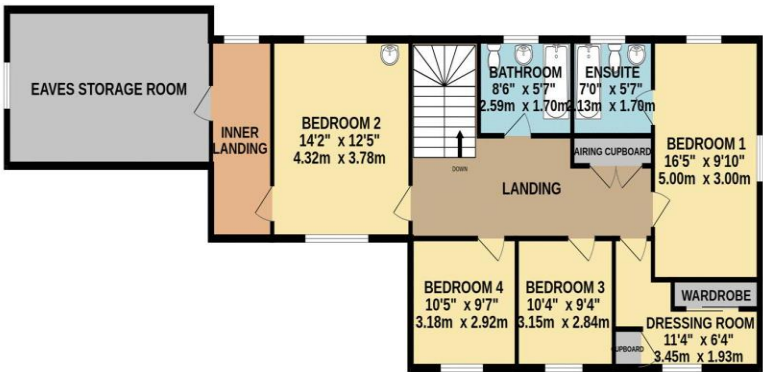
Weycroft  
High Street  
Soberton  
SO32 3PN



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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