

1 SOUTH HILL COTTAGES

Chapel Road, Soberton, SO32 3PP

Asking Price £710,000



WELLER
PATRICK



PROPERTY FEATURES

A four / five-bedroom character house with gardens & grounds of approximately 0.61 acres within the Meon Valley

Entrance Hall • Large Kitchen/breakfast/dining room • Cloakroom/shower room • Sitting Room • Family Room • Study

Utility room • Four/Five Bedrooms • Shower Room • Garage & Workshop • Driveway Parking

Extensive Gardens & Grounds of approximately 0.61 acres



DESCRIPTION

With extensive and flexible accommodation plus large gardens and grounds of approximately .61 of an acre this four/five bedroom character house is situated in the Meon Valley village of Soberton. A particular feature is being within a short distance to the historic Meon Valley railway bridle path.

This is an interesting property offering flexible accommodation and the property may for some offer scope for dual family or annex use. A notable feature is that the property has recently been the subject a considerable upgrade which we understand includes the addition of solar panels, cavity wall insulation, air source heat pump with some new radiators and a new pressurised hot water cylinder and system. There are also electrical upgrades with a new consumer unit and the addition of a Tesla battery to assist the solar panels. The gardens and grounds extend to approximately .61 of an acre in all with ample driveway and parking. There is a garage, workshop and extensive lawn/grassed areas.

The village of Soberton is situated within Hampshire's renowned and highly sought after Meon Valley with its historical Meon Valley railway which is now a beautiful bridle path for walks and rides. The surrounding area 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. The A3M, M27 and M3 can all be accessed within a short drive.

For those looking at schooling there is a Primary School in the nearby village of Newtown and Swanmore. The Secondary School for the area is Swanmore College which has a good reputation and a school bus picks up nearby. Viewing is highly recommended to appreciate all that the property and location has to offer.

DIRECTIONS

From the Bishops Waltham main 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. At the T junction turn left onto the A32 and then turn immediately right. Turn left onto Heath Road, taking the third right into Chapel Road. Continue for a short distance and the property can be found on the left.

Particulars amended 19th March 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity & water. Private drainage. Air source heat pump, solar panels.

VIEWINGS

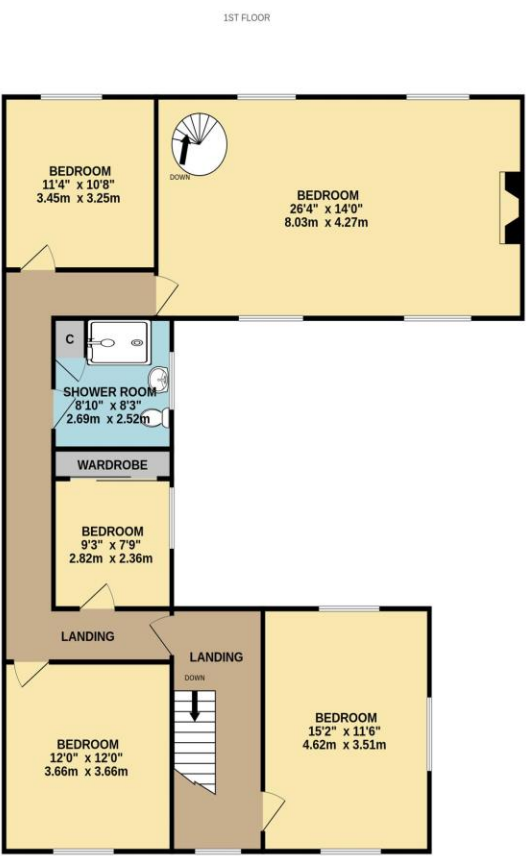
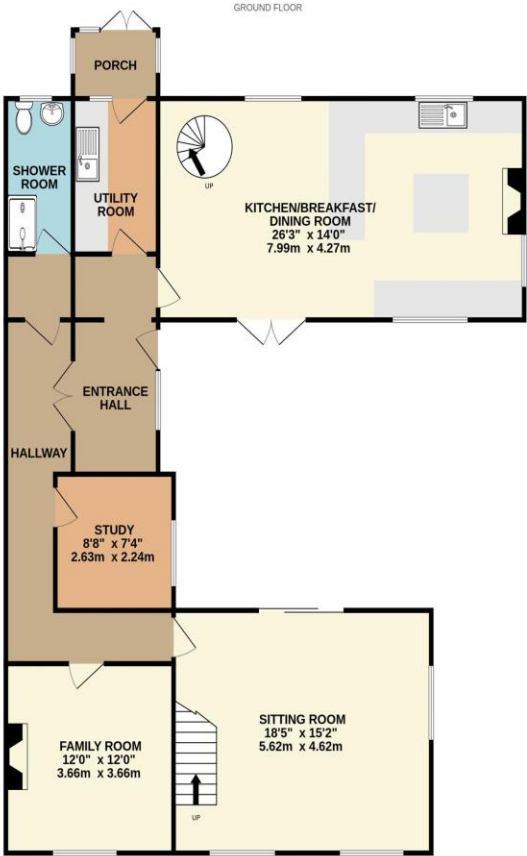
By appointment through Weller Patrick.

Tel: 01489 893555



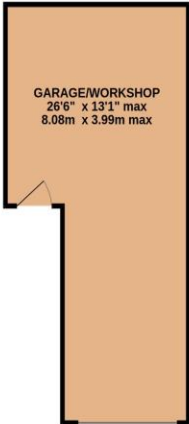


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

GARAGE/WORKSHOP



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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