

# SELHURST BARN

Willow Drive, Soberton, SO32 3AF

Asking Price £597,500



WELLER  
PATRICK



## PROPERTY FEATURES

A spacious & beautifully presented detached three-bedroom property in the sought after Meon Valley Village of Soberton

Entrance Hall • Sitting Room • Kitchen / Dining Room • Three Bedrooms • En-Suite Bathroom

Bedroom Four or Study • Family Shower Room • Garden • Ample Parking

No Forward Chain • Viewing Recommended



## DESCRIPTION

Offered with No Forward Chain we are delighted to market this spacious and beautifully presented detached character property situated in a rural yet convenient location within the Meon Valley village of Soberton. For an easy move the property can be purchased mostly furnished as presented if required, (subject to negotiation).

Selhurst Barn is a unique and individual single storey property offering spacious, very comfortable and flexible accommodation with light, airy and well-proportioned rooms. There are three principal bedrooms plus a secret bookcase door leading to a study or occasional fourth bedroom.

The accommodation includes a most attractive kitchen with a vaulted ceiling and exposed beams and includes a range of units including a central island unit. The kitchen flows through to the sitting room also with a vaulted ceiling and beams.

The main bedroom with a vaulted ceiling includes an en-suite bathroom and the remaining bedrooms are served by a superb family shower room.

There is parking for four cars, a gravelled driveway approach and a garden to the rear and side. A ramp approach leads to the front door.

The village of Soberton is highly sought after for its rural yet convenient setting with beautiful countryside surrounding and with many walks and rides to be enjoyed including the historic Meon Valley Railway bridlepath.

The area offers a village community including a primary school in nearby Newtown and secondary schooling in nearby Swanmore with a school bus pickup location nearby. The Bold Forester Pub is within a short walk and the White Lion pub a short drive.

The country town of Bishops Waltham is also a short drive as is the village of Wickham. Both offer a range of shops and services from their most attractive and traditional high streets and square.

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.

Viewing of this superb and beautifully presented property is highly recommended. Please call to arrange an appointment.

## DIRECTIONS

From the Bishops Waltham 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 immediately right. Turn left onto Heath Road, continue along this road and the entrance to Willow Drive will be seen on the right just beyond the Bold Forester Pub and Forester Road. Turn in and follow the drive for a short distance which leads to the property.

Particulars prepared 11<sup>th</sup> March 2025

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains electricity & water. Private drainage.

## VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

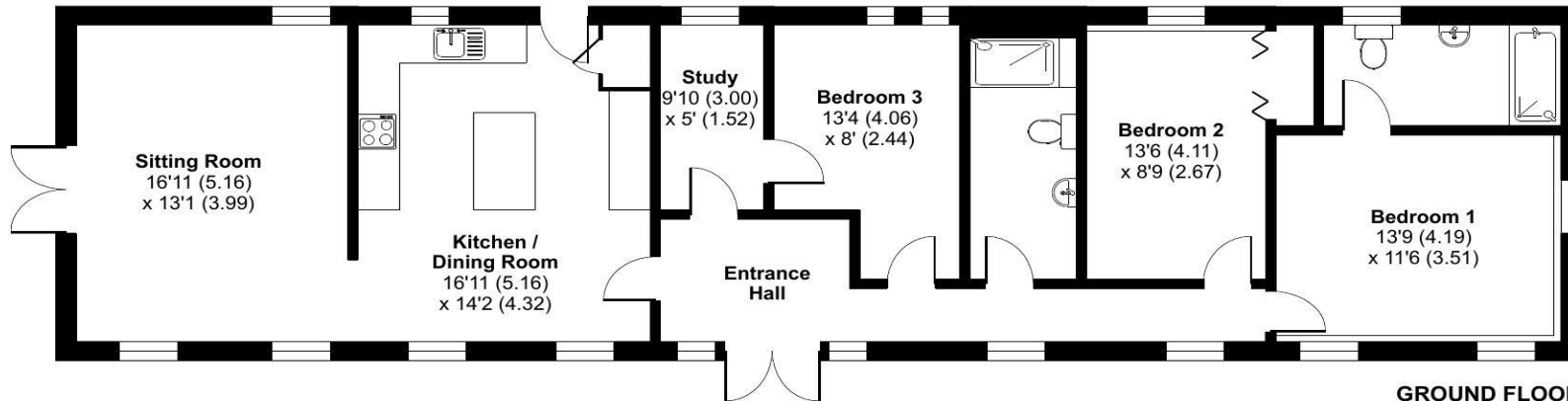




## Selhurst Barn, Willow Drive, Soberton, Southampton, SO32

Approximate Area = 1210 sq ft / 112.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2025  
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