

1 THE LAURELS,
Union Lane, Droxford
SO32 3QP
Price Freehold £575,000



WELLER
PATRICK



PROPERTY FEATURES

Attractive Character Property in sought after Meon Valley Village • Entrance Hall • Sitting Room • Spacious Kitchen/Breakfast Room with adjoining Dining area • Three Bedrooms • En Suite Shower Room • Family Bathroom • Study/Nursery/Dressing Room • Pleasant Garden • Single Garage • Viewing Recommended



DESCRIPTION

This attractive three-bedroom character property is situated in the sought after Meon Valley village of Droxford.

The accommodation is spacious and well presented with lovely features including traditional cast fireplaces, a log burning stove and a vaulted ceiling area in the kitchen/breakfast room with a good-sized dining area adjoining.

The sitting room features a bay window and an open fire with traditional shelving to either side.

On the first floor are two bedrooms including the large master at the front. There is a most appealing contemporary family bathroom with a splendid large shower and a traditional yet bath and basin.

On the second floor is a superb bedroom suite comprising a double bedroom, en suite shower room and a very flexible study/nursery/dressing room area.

Rooftop views are to be enjoyed towards the Droxford Square.

To the outside there a seating area with a door from the kitchen. There is a useful brick outbuilding which also houses the plumbing for a washing machine. At the rear of the garden is the single garage with an electric door to the lane.

The historic village of Droxford is sought after for its rural yet highly accessible location with easy road access to the south coast centres of Southampton, Winchester and Portsmouth. Rail services to London can be accessed from Winchester, Petersfield and Botley with M3 and M27 motorway access also being accessible. Within the village is a school, church, pub, village garage, a post office and nearby convenience store.

This property must be viewed to be fully appreciated and for those looking for character and spacious accommodation in an attractive and desirable village this property will not disappoint.

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Hampshire
SO32 3QP



DIRECTIONS

The property is situated along Union Lane in the village of Droxford and is on the corner of Park Lane. Post Code SO323QP

LOCAL AUTHORITY AND SERVICES

Winchester City Council
Council tax band E
Services. Mains services of water and electricity connected, LPG/Calor gas fired heating, private drainage.

VIEWINGS

By appointment through Weller Patrick.
Tel: 01489 893555



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misinterpretation. 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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