



BY DESIGN

Rowan Tree Cottage Soberton
SO32 3EH

A delightful modern cottage in the picturesque Meon Valley village of Soberton within the South Downs National Park.

Rowan Tree Cottage is one of a terrace of 5 modern cottages that were built in the early 1990s on the site of the former Falcon Inn, retaining the original flint wall to the front, in the Meon Valley village of Soberton opposite the village War Memorial and within walking distance of the River Meon, one of Hampshire's three well known chalk streams, countryside walks, and a choice of excellent village pubs.

This home was extended in 2019 to provide two additional bedrooms with dormer windows to the front and rear within the roof space approached over a full size staircase as a continuation of the original. There is further potential to install another bathroom or convert them into a full width studio/study subject to the usual consents. At the same time all the windows were replaced with UPVC frames and energy efficient double glazing.

The original accommodation comprised an Entrance Lobby, Entrance Hall, cloakroom, fitted kitchen/breakfast room, living room with log burner on the ground floor and 3 bedrooms, 2 with fitted wardrobes, an ensuite shower room and guest bathroom on the first floor. Outside there is a pretty enclosed rear garden with a terrace, lawn and access to the private garage courtyard and car parking area. There are polished wood floors to the Entrance Hall and Living Room and the log burner creates a gorgeous cosy atmosphere on chilly nights

Rowan Tree Cottage



ERECTED TO THE MEMORY OF THE PARISH MEMBERS
OF SOBERNON WHO FELL IN THE GREAT WAR.

J. R. BROWN	W. R. MESSAM	W. H. TWYNHAM
J. W. BUCKLEY	L. NEWELL	J. TWYNHAM
H. DEADMAN	R. W. RYE	H. TWYNHAM
T. LORCHMAN	A. J. SEARLE	G. TWYNHAM
A. W. MESSAM	W. J. SEARLE	D. N. MESSAM

"FORGET THEM NOT O' LAND, FOR WHOM THEY FELL,
MAY IT DO WELL WITH ENGLAND,
STILL DO WELL,
KEEP HER SOVEREIGN RIGHTEOUS, WITHOUT BLEMISH OR STAIN,
LEST THEY SHOULD DREAM THAT THEY HAVE DIED IN VAIN."



ROWAN TREE
COTTAGE

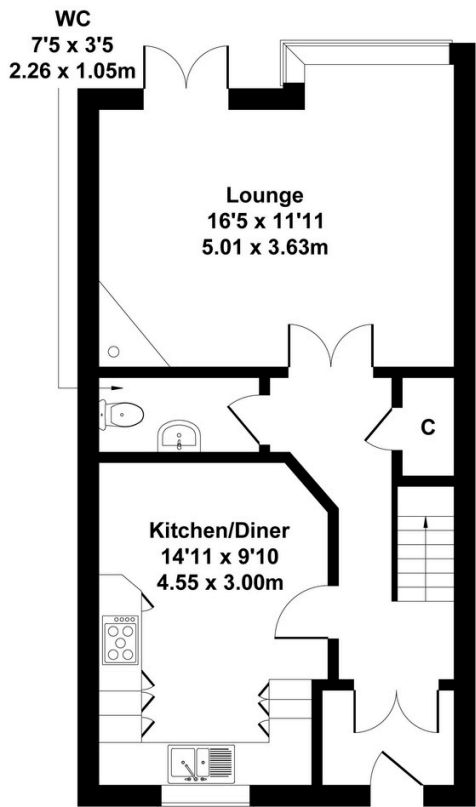




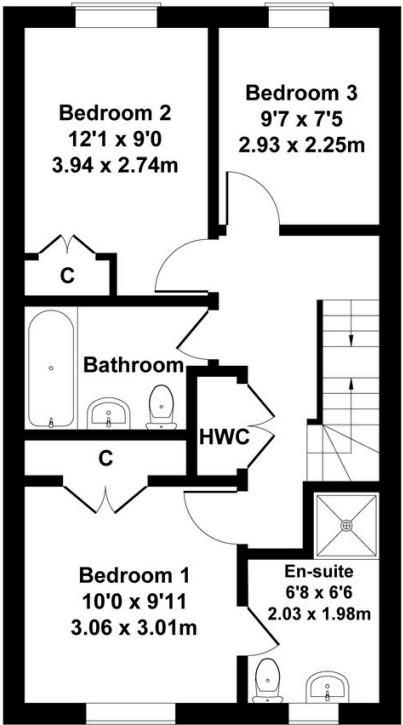


Rowan Tree Cottage, Selworth Lane, Soberton SO32 3SN

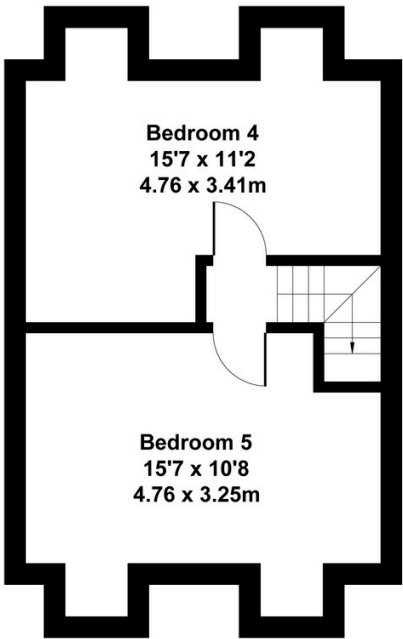
Approximate Gross Internal Area
1442 sq ft - 134 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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BY DESIGN

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ByDesignHomes.com

National audience
local knowledge