



Butterfly Cottage High Street, Soberton - SO32 3PN

Offers in Region of £950,000

WHITE & GUARD

Butterfly Cottage High Street

Soberton, Southampton

Situated in the picturesque village of Soberton, within the esteemed South Downs National Park, this exceptional five-bedroom detached home boasts impeccable presentation. The property features a remarkable kitchen-dining-living area with oak bi-folding doors that provide stunning views of the Meon Valley. With four/five bedrooms, three bathrooms, a spacious living room, and a study, the dwelling offers extensive living space. The beautifully landscaped west-facing rear garden offers panoramic countryside views, complemented by a double driveway and garage to the front.

LOCATION

Soberton sits within the very heart of the South Downs National Park being sought after for its rural yet convenient setting. The village offers a strong and active community with several well regarded schools locally. Main motorway access routes are easy to reach enabling direct access to Southampton, Portsmouth, Chichester, Guildford and London. Main line rail services can be accessed from the nearby Cathedral City of Winchester and Petersfield or Botley. The historic country town of Bishops Waltham is within a short drive and offers a wealth of charm and character with a traditional high street, coffee shops and a wide range of amenities.

INSIDE

Originally of humble beginnings, Butterfly Cottage dates back to 1902 and has been subsequently extended and improved over the years to now form a wonderful family home. An oak front door opens into a welcoming entrance hall which is laid to engineered oak flooring and a flight of stairs lead to the impressive first floor landing. Found at the front of the house, is a good size study providing the perfect work from home space away from the main living accommodation and benefits from a fitted workstation and wall mounted storage units.





Originally of humble beginnings, Butterfly Cottage dates back to 1902 and has been subsequently extended and improved over the years to now form a wonderful family home. An oak front door opens into a welcoming entrance hall which is laid to engineered oak flooring and a flight of stairs lead to the impressive first floor landing. Found at the front of the house, is a good size study providing the perfect work from home space away from the main living accommodation and benefits from a fitted workstation and wall mounted storage units. Also found at the front of the house is a music room / playroom which acts as a good addition to the living space and still provides further options to use as a fifth bedroom, aided by en-suite shower facilities and fitted storage cupboard. Sure to be the hub to this brilliant home is a striking 30ft kitchen dining living space with oak framed bi-folding doors that overlook the beautiful garden and provides far reaching views of the Meon Valley countryside. The well-appointed kitchen offers a good range of matching wall and base level units set in a Farrow & Ball "Green Smoke" with contrasting oak countertops which incorporate an inset butler sink and allow space for a range cooker. A central island also with a fitted work surfaces provides breakfast bar seating and the room extends to one side providing an abundance of space for dining and living areas. Further to this the kitchen boasts a walk in pantry with fitted shelving and an adjoining utility room that provides space and plumbing for a washing machine and tumble dryer, that has fitted work tops, base and wall level storage units. The formal living space is accessed through internal tri-folding doors that open to a large sitting room with a feature log burning fire and oak mantle over, the bright dual aspect room has double glazed French doors to the rear elevation opening to the garden. Completing the ground floor accommodation is a conveniently located cloakroom with useful coat storage and a WC.



The impressive first floor landing has elevated views from a double glazed window at the rear and doors lead to the principal accommodation. A notable master suite offers a dedicated dressing room with a good range of fitted wardrobes and a well-appointed four piece en-suite that comprises a panel enclosed bath, enclosed shower cubicle, inset wash hand basin, WC and heated towel rail. Bedroom two, a well proportioned double room is complete with en-suite shower facilities and a fitted wardrobe, while bedroom three, also a double room benefits from having a walk in wardrobe.

The fourth bedroom is a small double / large single and provides space for freestanding bedroom furniture. A family bathroom completes the expansive first floor, the suite offers a bath and separate enclosed shower cubicle alongside a WC, wash hand basin and heated towel rail.

OUTSIDE

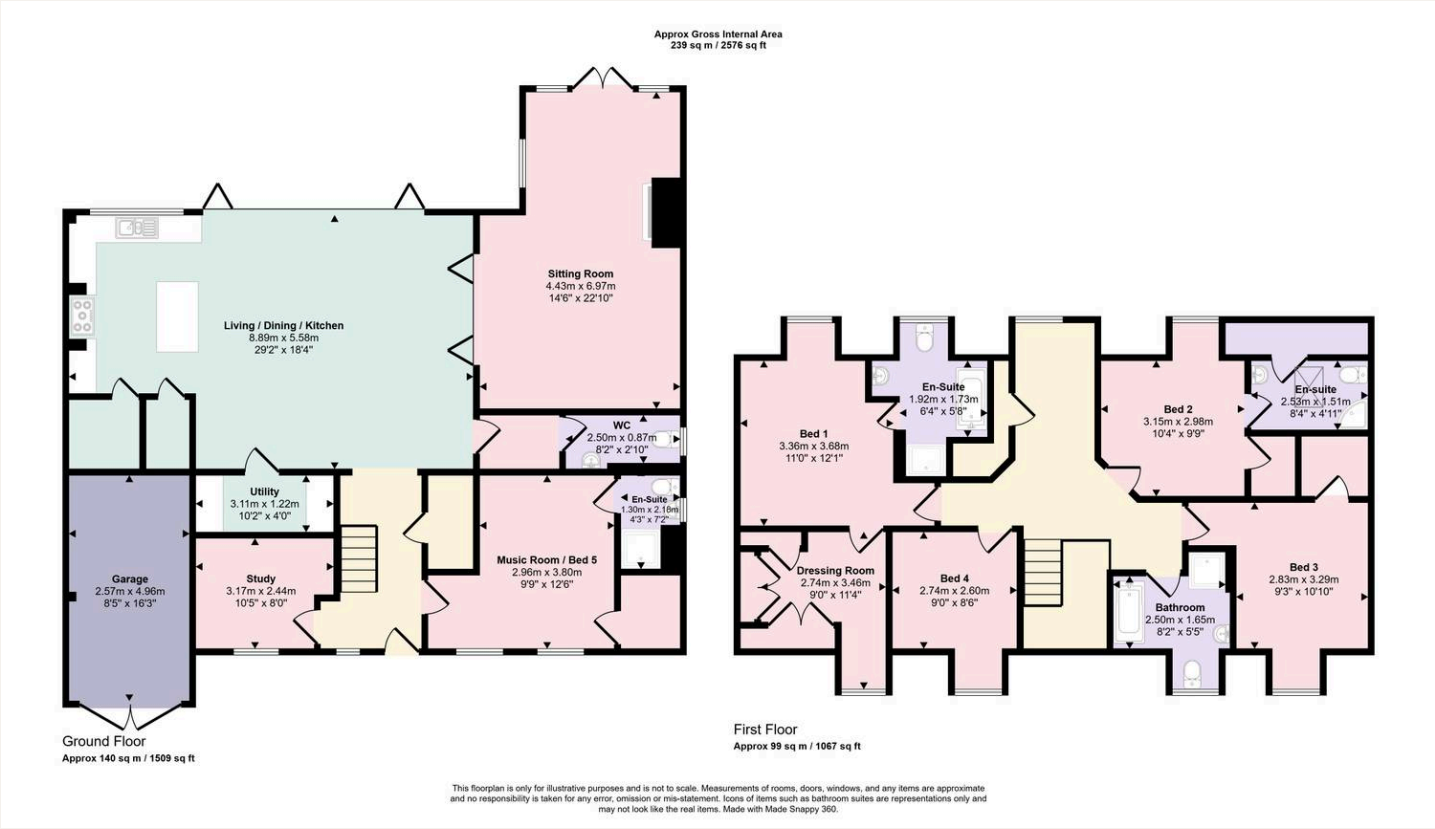
Providing a wonderful degree of kerb appeal, the attractive frontage has a double driveway laid to shingle which leads to a 16ft garage, the front garden has a path leading to the front door and is laid to lawn to one side and is enclosed by mature hedging to the front boundary. The beautiful west facing rear garden has a decking terrace extending from the rear of the house overlooking the garden and countryside. Predominantly laid to a well kept lawn the garden has colourful range of well established plants and shrubs, a garden shed and low level hedging to the rear.

SERVICES

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- WINCHESTER COUNCIL BAND G
- EPC RATING D
- FREEHOLD



Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

T: 01489 893946
Brook House, Brook Street, Bishops Waltham,
Soutahampton, Hampshire, SO32 1AX
E: bishopswaltam@whiteandguard.com
W: whiteandguard.com

