

MEON COTTAGE

Station Road, Soberton, SO32 3QU

Price Guide £1,300,000



WELLER
PATRICK



PROPERTY FEATURES

Individual Country Property Situated in the Sought after Meon Valley village of Soberton and South Downs National Park
Fabulous Views to the rear ● Approximately 1.17 acres in all ● Spacious, Well-presented and planned accommodation
with Four Double Bedrooms & Two En- Suites ● Welcoming Hallway ● Sitting Room ● Dining Room ● Study ● Large
Kitchen/Breakfast Room ● Cloakroom ● Utility ● Garaging & Workshop ● Lawn & Paddock Areas
Viewing of this superb family house is highly recommended



DESCRIPTION

This superb individual family house with gardens and grounds of approximately 1.17 acres is pleasantly situated in the sought after Meon Valley village of Soberton and within the South Downs National Park.

The property features an elevated setting with rooms to the rear enjoying the westerly aspect and views over the garden, paddock and countryside beyond.

This property offers well planned and quite significant accommodation set in this highly desirable location and includes four double bedrooms including two with en-suites and those to the rear benefitting from a beautiful outlook and view.

The ground floor is well planned with generous room sizes and features a welcoming hallway, three principal reception rooms including an attractive sitting room, dining room and study. The large kitchen/breakfast/family room and sitting room feature doors opening to the elevated decking area providing a fine position to enjoy the outlook and countryside location.

The property is approached over a block paved driveway which provides ample parking and leads to the open detached double garage/workshop.

The rear garden is lawned and then leads into the paddock area with a workshop.

The village of Soberton is highly sought after for its rural yet accessible location. The property is within just a short stroll to the popular White Lion Pub and access to the historic and very beautiful Meon Valley Railway bridle path is close by and ideal to enjoy pleasant walks and rides.

For day-to-day amenities 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, general amenities, church and a community spirit.

The village of Wickham with its attractive square and range of shops and services is also within a short drive.

DIRECTIONS

Post Code SO323QU

On entering Station Road from the B2150 road to Hambledon, continue for a short distance and the property will be seen on the right.



LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Private Drainage with a Septic Tank.

Oil Fired Under Floor Heating

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





Station Road, Soberton, Southampton, SO32

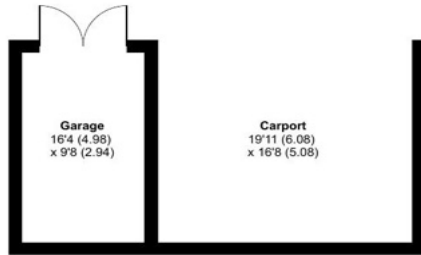
Approximate Area = 2793 sq ft / 259.4 sq m (excludes carport)

Garage = 157 sq ft / 14.5 sq m

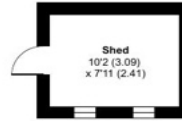
Outbuildings = 423 sq ft / 39.2 sq m

Total = 3373 sq ft / 313.1 sq m

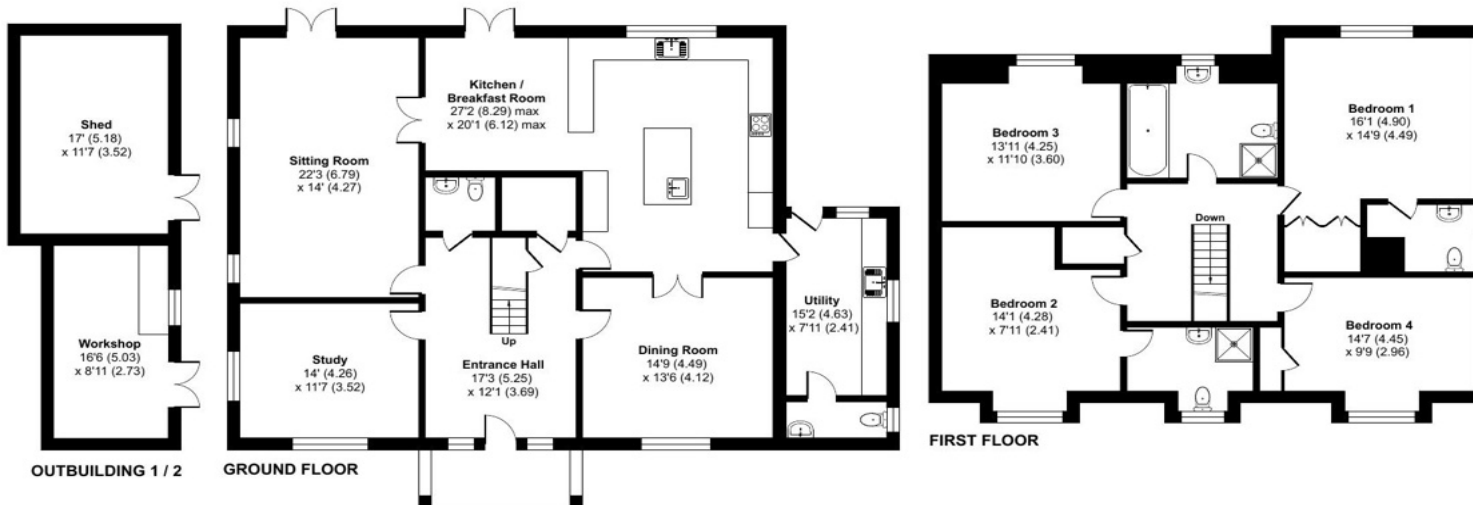
For identification only - Not to scale



GARAGE / CARPORT



OUTBUILDING 3



OUTBUILDING 1 / 2

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2026. Produced for Weller Patrick. REF: 1429425

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM