

COLWAY

Station Road, Soberton, SO32 3QU

Asking Price £1,325,000



WELLER
PATRICK



PROPERTY FEATURES

A beautifully presented, individual, spacious home in the sought after Meon Valley Village of Soberton
Entrance Hall ● Cloakroom ● Kitchen/Breakfast/Family Room ● Utility Room ● Sitting Room ● Study
Downstairs Bedroom with En-Suite ● Three Further Bedrooms ● En-suite to Master ● Family Bathroom
Open Barn Style Double Garage ● Workshop ● Extensive Garden & Paddock Approx.93 of an Acre



DESCRIPTION

This beautifully presented individual detached property seamlessly blends traditional character with contemporary design, offering exceptional style and flow throughout. Set within approximately 0.93 acres, the property occupies a highly sought-after position on Station Road in the picturesque Meon Valley village of Soberton, within the South Downs National Park.

In recent years, Colway has been thoughtfully transformed by the current owners to create a superb family home, offering generous and well-designed accommodation. The layout has been carefully crafted to maximise enjoyment of the property's elevated setting, attractive gardens, grounds, and far-reaching rural views to the rear, enhanced by a desirable westerly aspect.

A particular highlight is the highly versatile open-plan kitchen, breakfast, dining and family room. This impressive space incorporates a beautifully appointed, fully equipped kitchen, a dedicated dining and breakfast area, and a comfortable family seating area. Bi-fold doors open onto an elevated tiled terrace with contemporary glass balustrades, creating an ideal setting for indoor-outdoor living and entertaining while taking full advantage of the outlook.

On the first floor, the principal bedroom suite features a vaulted ceiling, a dressing area with walk-in wardrobe, an en-suite bathroom, and a Juliet balcony from which the stunning views can be enjoyed.

Externally, the property benefits from a generous, bespoke brick-paved driveway providing ample off-road parking. An attractive open-barn-style double garage offers covered parking for two vehicles, while a useful large workshop is situated at the rear of the property.

The Meon Valley village of Soberton is highly sought after for its rural yet convenient setting being accessible to the south coast and major centres of Winchester, Southampton and Portsmouth. Main line rail services can be accessed in both Winchester and Petersfield with easy road access to the M27, M3 and A3.

The village offers an active community and within just a short stroll is the highly regarded White Lion Pub and St Peters Church. Access to the Meon Valley bridleway is nearby. For day to day amenities there is an excellent village store in nearby Meringtons and a post office in Droxford. 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.

This is a rare opportunity to secure such a superb property in this desirable area and therefore early viewing is highly recommended.



DIRECTIONS

From our offices in Bishops Waltham proceed to the main roundabout by the Palace Ruins and take the B3035 towards Corhampton. At the mini roundabout in Corhampton turn right onto the A32 towards Droxford. Just before Meringtons Garage turn left signposted to Hambledon and Denmead. After a short distance turn right into Station Road. Continue along Station Road and Colway will be seen on the right.

Particulars prepared 16th June 2026

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mians electricity, water. Private drainage. Air source heat pump. Solar panels.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555



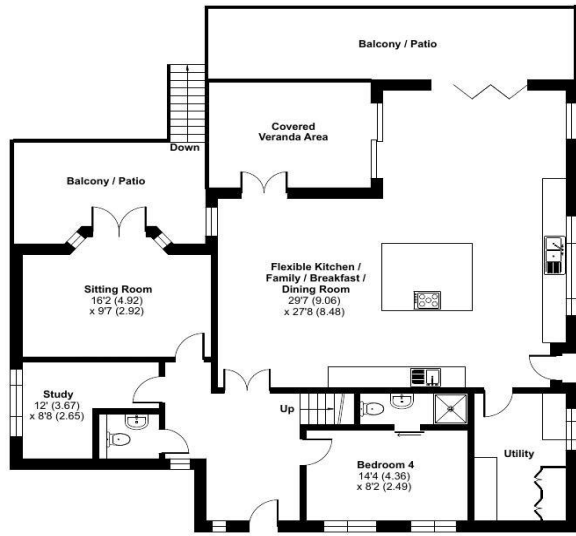


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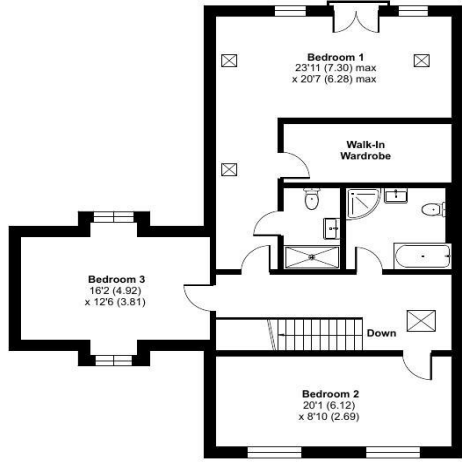


Colway, Station Road, Soberton, Southampton, SO32

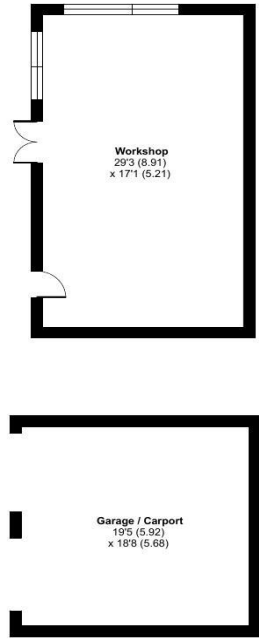
Approximate Area = 2368 sq ft / 219.9 sq m (excludes garage / carport)
 Outbuilding = 500 sq ft / 46.4 sq m
 Total = 2868 sq ft / 266.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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). © nitchcom 2026. Produced for Weller Patrick. REF: 1456214

