

# CASITA MIA

Church Road, Newtown, PO17 6LE

Asking Price £875,000



WELLER  
PATRICK



## PROPERTY FEATURES

This well-presented, individual family home offers flexible & extensive accommodation with 5/6 Bedrooms

Entrance Hall ● Superb Open Plan Kitchen / Breakfast / Dining / Sitting Room ● Family Room

Study ● Utility Room ● Ground Floor Bedroom with En-suite Shower Room ● Two Bathrooms ● Five Further Bedrooms

En-Suite to Master Bedroom ● Garage ● Driveway Parking ● Large Garden ● Viewing Recommended



## DESCRIPTION

This individual detached family sized property has been considerably improved in more recent years and provides exceptionally spacious and well-presented contemporary styled five/six-bedroom accommodation.

The property is situated within the conveniently located rural village of Newtown in Hampshire's renowned and sought after Meon Valley.

The extensive accommodation includes a superb open plan sitting room and dining room and a most attractive kitchen with a breakfast room. The accommodation is flexible being set over two floors with five bedrooms on the first floor including bedroom 1 with an en suite.

On the ground floor is a welcoming hallway, a sixth bedroom with an en suite shower room, family room, study and bathroom. The hallway leads to the rear opening into the open plan sitting room, kitchen and dining room and breakfast room. Bifold doors lead onto the patio and large garden. The ground floor flexible 6th bedroom with its en suite may be of benefit for use by a family member who requires ground floor accommodation.

There is ample parking and a single garage, a side access leads to the rear garden which is mostly laid to grass and is of a very good size.

The property is conveniently located within a short distance to Newtown Soberton Infant School and the village church. Within a short drive is the highly regarded Droxford Junior School and village of Swanmore for secondary school education. Colleges include Peter Symonds and Barton Peveril.

The Meon Valley area includes several villages with rural walks and rides to be enjoyed and country pubs. The nearby village of Soberton benefits from the popular White Lion Pub. Access to the historic Meon Valley bridleway is available nearby as is the Forest of Bere with its West Walk.

The historic country town of Bishops Waltham is within a short drive and offers a wealth of charm and character from its attractive high street with a range of traditional shops including coffee shops, general amenities, church and a great community spirit. The village of Wickham with its pretty square provides good day to day amenities.

The major centres of Southampton, Portsmouth and Winchester are all easily accessible by road as is access to the souths M27, M3 and A3M motorway system. Rail services can be accessed from Petersfield, Winchester, Havant, Fareham or Botley.

Viewing of this superb and spacious property is highly recommended.

## DIRECTIONS

From our offices in Bishops Waltham proceed to Waltham Chase on the B2177. At the traffic lights turn left into Forest Road. Proceed to the end of Forest Road and straight across into Bishopswood Road. At the next T junction turn left onto the A32 and then immediately right. At the end of this lane turn left onto Forester Road and then right into Liberty Road. At the end of Liberty Road turn right which leads into Church Road Newtown. Casita Mia will be seen on the left after a short distance.

Particulars prepared 17<sup>th</sup> March 2026

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity & water. Private drainage. Oil fired central heating

## VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

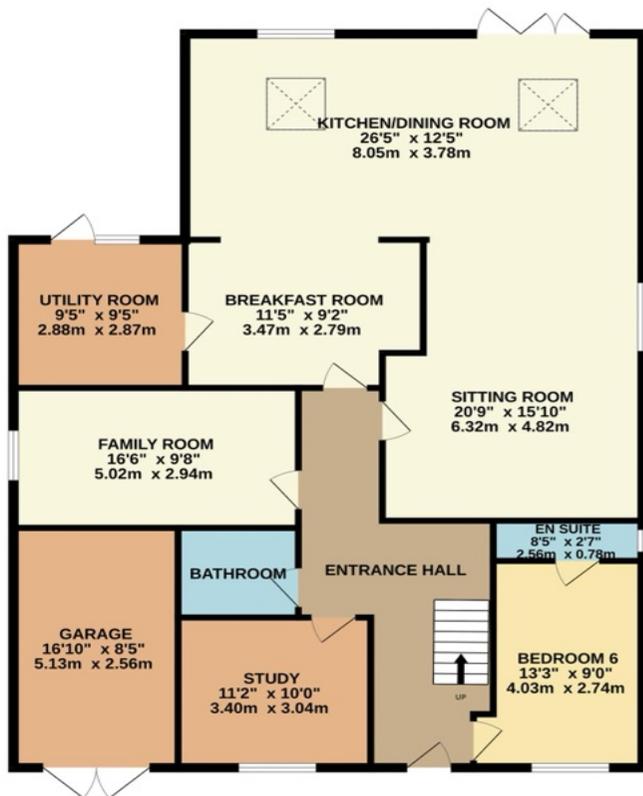




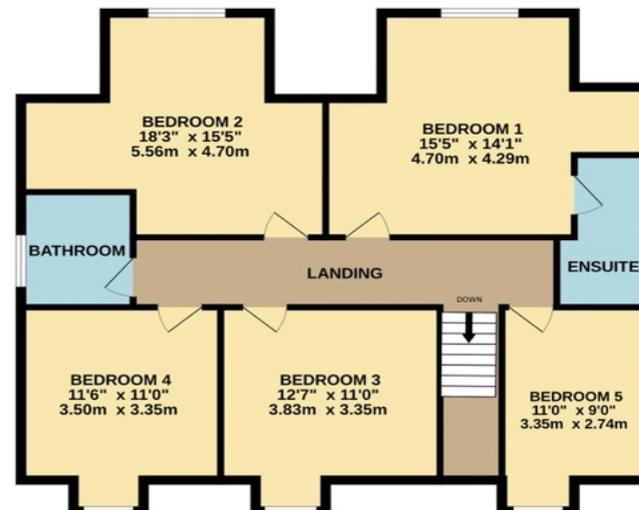
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)	69	
C		
(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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