



WELLER
PATRICK



PROPERTY FEATURES

Attractive Character Property in sought after Meon Valley Village ● Spacious Accommodation with traditional features
Entrance Hall ● Sitting Room with fireplace & bay window ● Spacious Kitchen with a Breakfast / Dining area ● Three
Bedrooms ● En Suite Shower Room ● Family Bathroom ● Study Area ● Pleasant Garden ● Single Garage ● Country
Pubs Nearby & Meon Valley Bridlepath within a short walk ● Schools Nearby ● Viewing Essential



DESCRIPTION

This attractive three-bedroom character property is situated in the sought after Meon Valley village of Droxford.

The accommodation is spacious and well presented with lovely features including traditional cast fireplaces, a log burning stove and a vaulted ceiling area in the kitchen/breakfast room with a good-sized dining area adjoining.

The sitting room features a bay window and an open fire with traditional shelving to either side.

On the first floor are two bedrooms including the large master at the front. There is a most appealing contemporary family bathroom with a splendid large shower and a traditional yet bath and basin.

On the second floor is a superb bedroom suite comprising a double bedroom, en suite shower room and a very flexible study/nursery/dressing room area.

Rooftop views are to be enjoyed towards the Droxford Square.

To the outside there a seating area with a door from the kitchen. There is a useful brick outbuilding which also houses the plumbing for a washing machine. At the rear of the garden is the single garage with an electric door to the lane.

The historic village of Droxford is sought after for its rural yet highly accessible location with easy road access to the south coast centres of Southampton, Winchester and Portsmouth. Rail services to London can be accessed from Winchester, Petersfield and Botley with M3 and M27 motorway access also being accessible. Within the village is a school, church, pub, village garage, a post office and nearby convenience store.

This property must be viewed to be fully appreciated and for those looking for character and spacious accommodation in an attractive and desirable village this property will not disappoint.



1 The Laurels
 Union Lane, Droxford
 Hampshire
 SO32 3QP



DIRECTIONS

The property is situated along Union Lane in the village of Droxford. Post Code SO32 3QP

Particulars amended 04^h May 2026

LOCAL AUTHORITY AND SERVICES

Winchester City Council
 Council tax band E
 Services. Mains services of water and electricity connected, LPG/Calor gas fired heating, private drainage.

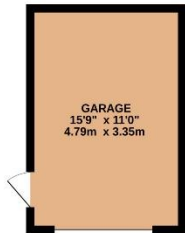
VIEWINGS

By appointment through Weller Patrick.
 Tel: 01489 893555

GROUND FLOOR

1ST FLOOR

2ND 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)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	24	31
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			