



WEST DENE

Soberton, Hampshire



WEST DENE SOBERTON

An exceptional New England-style residence occupying an idyllic position amidst approximately 22 acres of landscaped gardens, paddocks and private countryside.



6



4



3

EPC

C

Local Authority: Winchester City Council

Council Tax band: H

Tenure: Freehold

Offers over: £1,950,000

WEST DENE SOBERTON

The property offers over 9,000 sq ft of exceptional accommodation, including leisure facilities, creating a truly outstanding family home.

A sweeping 200-metre tree-lined driveway makes a striking first impression, leading to an extensive parking area and garaging. Beyond, the beautifully maintained grounds encompass formal gardens extending to around five acres, with a further 18 acres of pastureland and a picturesque pond providing a wonderful sense of privacy and seclusion.

The accommodation has been thoughtfully arranged to offer both impressive entertaining spaces and relaxed family living. At its heart is a superb open-plan kitchen and dining room, centred around a substantial three-metre island and opening seamlessly onto a wraparound veranda and expansive decked terrace. These outdoor spaces provide an exceptional setting for al fresco dining while enjoying far-reaching views across the gardens and surrounding countryside.







The elegant drawing room is a particular highlight, featuring a double-height vaulted ceiling with exposed timbers, gable-end glazing and a galleried landing above. Additional reception rooms include a generous family/sitting room and a versatile snug or playroom, ensuring flexibility for family life. A practical boot room has extensive storage, a dog wash station and laundry chute. On the first floor, the impressive principal suite has French doors to a private balcony with countryside views, together with a dressing room and en suite bathroom. There are five further bedrooms, three of which have en suite facilities. The family bathroom is exquisitely appointed, featuring a statement double-ended copper bath, twin vanity units and a separate walk-in shower. The lower ground floor is dedicated to leisure and wellbeing, offering an indoor heated swimming pool, sauna, shower facilities and kitchenette. Bi-fold doors open directly onto a secluded patio terrace, perfectly positioned to enjoy views towards the South Downs. Outside, the grounds are equally impressive. Formal gardens merge seamlessly with ancient woodland, while paddocks and stabling provide excellent equestrian potential. A beautiful 100-foot pond enhances the tranquil setting, creating an exceptional rural retreat.

Services:

Waste treatment plant

Mains electric

Heating - air source and biomass,

Solar - hot water

Location: <https://what3words.com/outlooks.hello.amid>





Approximate Floor Area = 611.3 sq m / 6580 sq ft
 Garage = 49.7 sq m / 535 sq ft
 Outbuildings = 71.6 sq m / 771 sq ft
 Total = 732.6 sq m / 7886 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110348

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jon Lacey
07483 341508
jonathan.lacey@knightfrank.com

Knight Frank Winchester
14-15 Jewry Street
Winchester SO23 8RZ

Lottie Lambert
07977759140
lottie.lambert@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.