



**Meon View
Heath Road
Soberton Heath
SO32 3QH**

Byrne & Co
ESTATE AGENTS
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MEON VIEW

PRICE GUIDE: £635,000

The Property

This attractive semi detached cottage is a deceptively spacious character property believed to date back to the 1930's. It has been sympathetically updated and extended to now provide an impressive kitchen/dining/living room with a pitched ceiling. It benefits from a good sized garden to the rear, plot size approximately 1/4 of an acre, 400 feet in length with numerous outbuildings. There are extensive countryside views to the front. It is well presented throughout so viewing is very highly recommended.

*** KITCHEN / DINING/ LIVING ROOM ***

*** SITTING ROOM* STUDY***

*** THREE BEDROOMS * BATHROOM ***

*** EN-SUITE SHOWER ROOM * UTILITY ROOM***

*** GOOD SIZED GARDEN * GARAGE* WORKSHOP ***

*** HOME OFFICE * POPULAR LOCATION ***

The Location

Soberton Heath is approximately three miles north of Wickham at the southern end of the Meon Valley and is close to the Forest of Bere which offers good walking and riding country. The historic village of Wickham offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network.

Directions

Turn left onto the A32, by the church, and proceed for one mile then turn right just after the Roebuck public house. Proceed through the forest and past the right hand turning into Liberty Road. Meon View can be found after a short distance on the right hand side.

ACCOMMODATION Front door opening to :

ENTRANCE HALL Staircase to first floor, under stairs cupboard, cupboard housing LPG combi boiler*servicing central heating* and hot water system*, cupboard for coats, stylish modern radiator, panelled doors opening to:

BATHROOM Suite comprising of panelled bath with shower over, low level wc., wash hand basin with cupboard below, partially tiled walls, tiled floor, electric under floor heating*, radiator.

SITTING ROOM Double glazed sash style bay window to front overlooking countryside, fireplace with fitted wood burning stove*, square arch opening to:

STUDY Built in bookshelves, modern radiator, glazed double doors opening to:

KITCHEN/DINING/LIVING ROOM Pitched ceiling, exposed ceiling beams, double glazed window to side, feature double glazed window panels to rear overlooking garden, fitted with a range of wall and base units with granite work surfaces over, inset sink unit with cupboards below, two built in Neff electric ovens*, Neff induction hob* with extractor over*, large central island with oak worktop, integrated dishwasher*, space for American style fridge/freezer, tiled floor, electric under floor heating*, double glazed casement doors opening onto garden, panelled door opening to:

UTILITY ROOM Fitted wall cupboard housing modern electric distribution board, work surface, plumbing for washing machine, space for dryer, loft hatch, tiled floor.

FIRST FLOOR

LANDING Double glazed window to side, loft hatch, panelled doors opening to:

BEDROOM ONE Double glazed sash style window to front with extensive countryside views, cast iron fireplace, range of built in wardrobes, panelled door opening to:

EN-SUITE SHOWER ROOM Suite comprising of tiled shower cubicle, low level wc., vanity basin with adjacent surfaces an partially tiled walls, tiled floor, radiator.

BEDROOM TWO

Double glazed sash style window to rear overlooking garden, cast iron fireplace, built in wardrobe.

BEDROOM THREE Double glazed sash style window to rear overlooking garden.

OUTSIDE

The property is approached via a driveway which offers ample off road parking, it continues to the side of the property, via a five bar gate, to the **GARAGE** 3.03m x 7.18m with up and over door, power and light connected, pedestrian door to side. **WORKSHOP** 3.77m x 2.78m Double opening doors 2m wide.

The attractive good sized **REAR GARDEN** has two paved patios. The remainder of the garden is divided into two distinct areas. At the bottom of the plot is a large greenhouse, numerous raised beds, shed and a decked area. The rest of the garden is laid to lawn with shrubs and fruit trees. The current owners have built two thirds down the garden a **HOME OFFICE/HOBBY ROOM** 5.08m x 5.05m with decking to the front and rear, wifi x 8 data points, w.c. The plot is approximately ¼ of an acre, 400ft in length*.

TENURE Freehold

SERVICES Mains electric and water supply, private drainage system*.

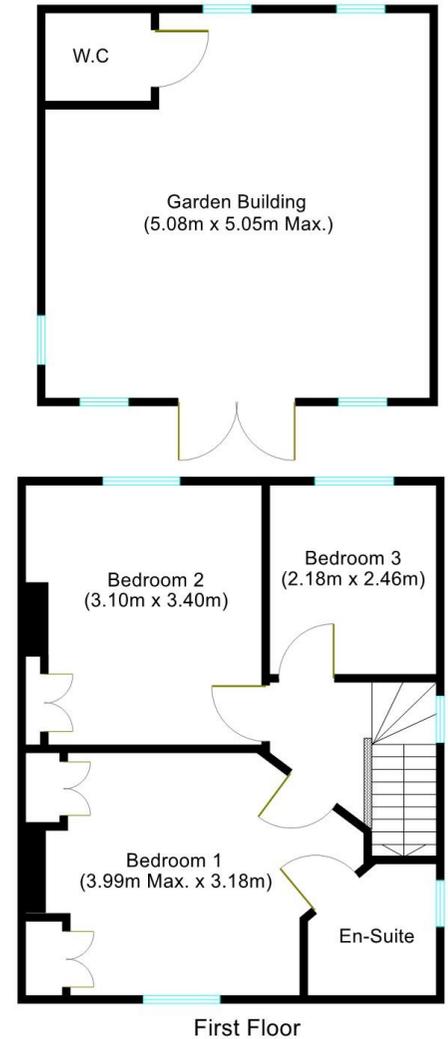
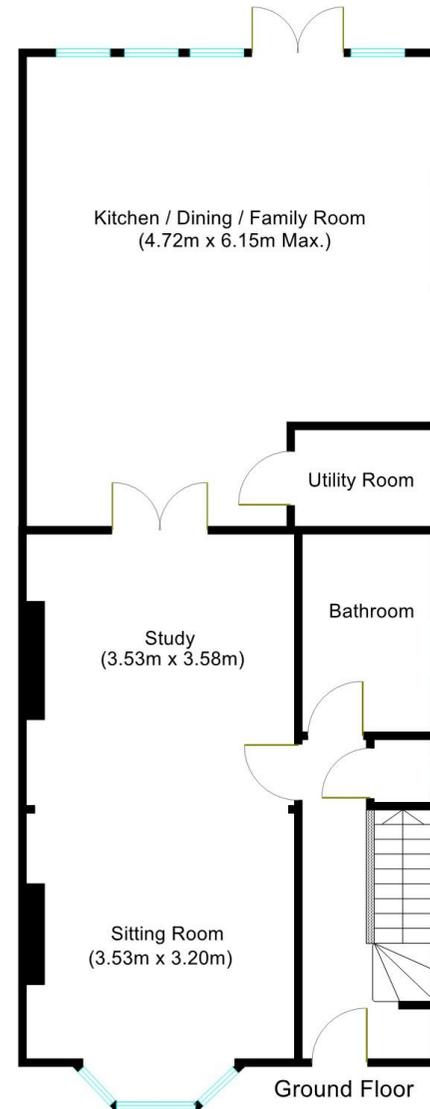
LOCAL AUTHORITY: Winchester City Council

COUNCIL TAX BAND: F

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

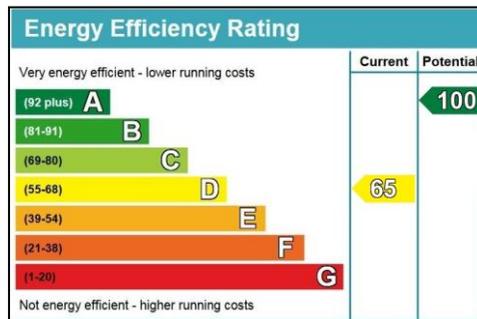
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows are approximate and no responsibility is taken for any error, omission or mis-statement

Total Approximate Gross Internal Area = 106.25 sqm (Not including garden building)



Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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