





Offers over £650,000

1 Berry Meadow Cottages Back Lane

Southwick, PO17 6EQ

- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- CONSERVATORY
- ENSUITE TO MASTER
- OFF STREET PARKING 5/6 CARS
- 0.3 ACRE PLOT
- ANNEXE POTENTIAL
- TWO BATHROOMS
- UTILITY ROOM
- DIRECT ACCESS TO FIELDS

Situated in the heart of the highly sought-after and historic village of Southwick, this substantial four-bedroom home enjoys a generous plot of around 0.3 acre backing directly onto open fields. Offering substantial accommodation and ideal for family living, comprising of a sitting room, separate dining room, spacious reception/family room, kitchen/breakfast room, large utility and conservatory overlooking the garden; plus ground floor study and family bathroom. Upstairs offers four bedrooms, master with ensuite and a family bathroom.



Set within the heart of the picturesque and highly desirable village of Southwick, this substantial four-bedroom home offers spacious and versatile accommodation. Occupying a generous plot of around 0.3 acre and backing directly onto open fields, the property enjoys a wonderful sense of privacy and a truly semi-rural outlook.

The ground floor provides well-balanced and flexible living space ideally suited to modern family life. A welcoming entrance leads through to a 21ft dual-aspect sitting room, creating an excellent main reception space with plenty of natural light. A dining room offers a more formal entertaining area, while the spacious reception/family room provides an additional sociable living space.

The kitchen/breakfast room is well proportioned, with integral appliances and positioned to overlook the gardens, with the utility room offering practical day-to-day convenience and further external access. A conservatory to the rear enjoys views across the garden towards the open fields beyond, creating a pleasant additional seating area. A ground floor study provides an ideal work-from-home space, complemented by a nearby bathroom, adding further flexibility for guests or multi-generational living. Previously the home was configured with a one bedroom self contained annexe, lending itself to being configured back should any potential buyer require.

To the first floor, there are four bedrooms arranged around a central landing. The principal bedroom with ensuite, is particularly generous in size, while the remaining bedrooms offer excellent versatility for family use, guests or home working. A family bathroom serves this level, with useful eaves storage incorporated where applicable.

Externally, the property truly comes into its own. The gardens are a standout feature, extending to approximately 0.3 acre and backing directly onto open countryside, providing a delightful rural backdrop and a high degree of privacy. The garden offers ample space for outdoor entertaining, family activities and potential further landscaping (subject to the usual consents). A detached summer house and separate shed provide additional storage and lifestyle flexibility. There is also parking for circa 6 cars.

Southwick is a charming conservation village steeped in history, centred around its attractive village green and the historic Southwick Priory, parts of which date back to the 12th century. The village is also notable for its role in the planning of the D-Day landings during the Second World War. Today, it retains a strong sense of community and offers a traditional pub, church and local amenities, while being conveniently positioned for access to Portsmouth, Fareham and mainline rail and motorway links.

This is a rare opportunity to acquire a spacious family home in one of Hampshire's most sought-after village settings, combining character, space and a beautiful open outlook.

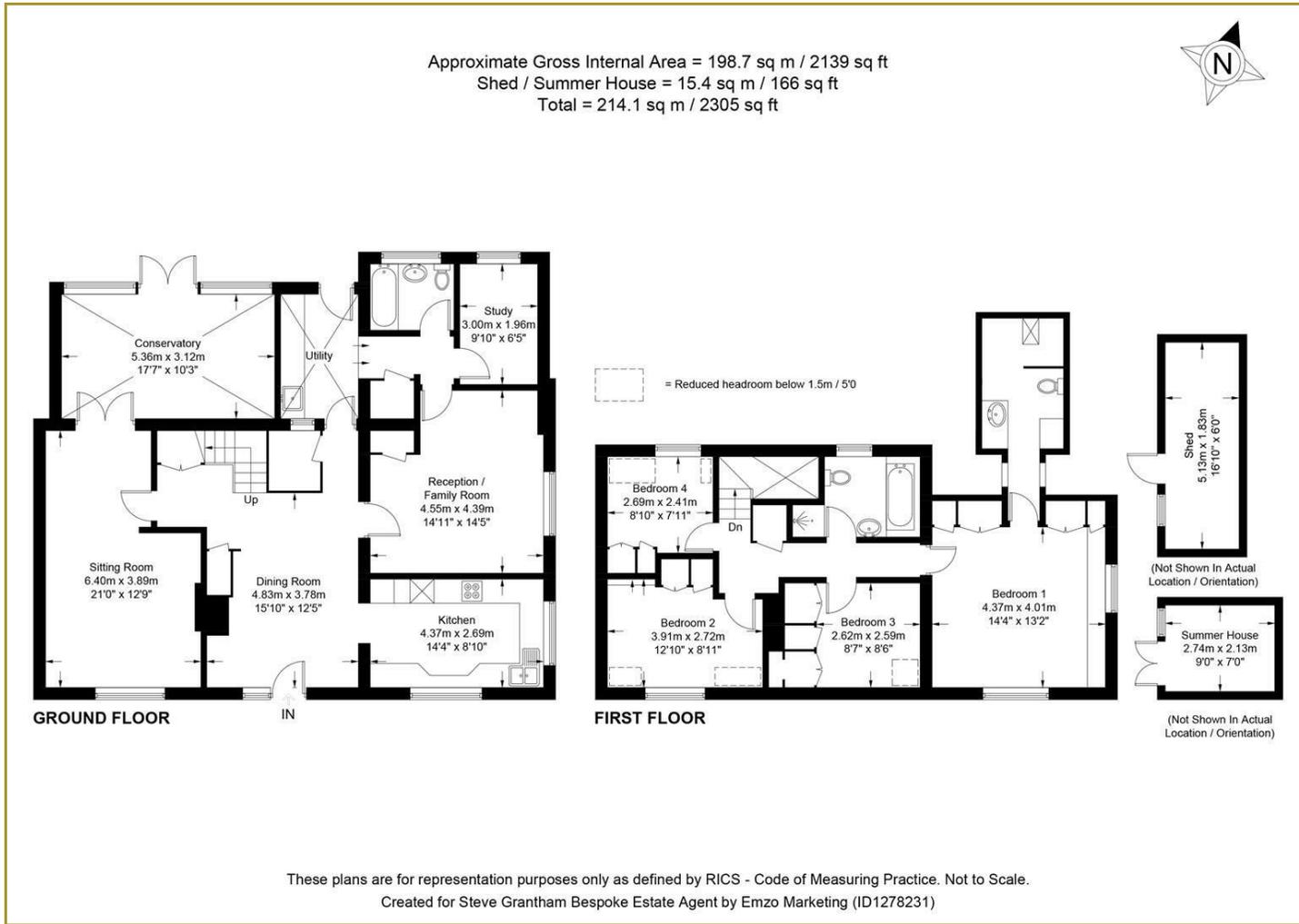
Agents Note:
As per the estate agents act 1979, we disclose that the owner of this property is a relation of an employee of the selling agency.



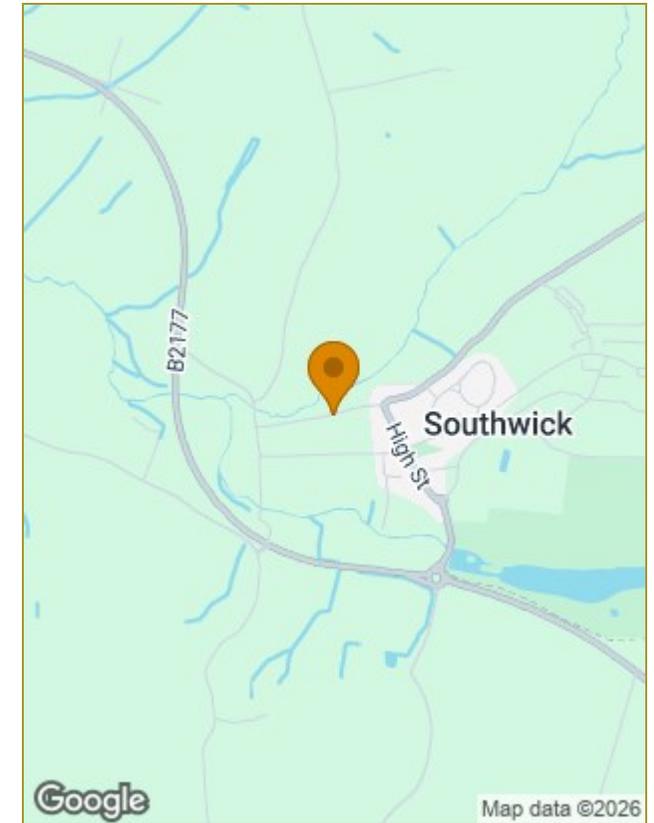




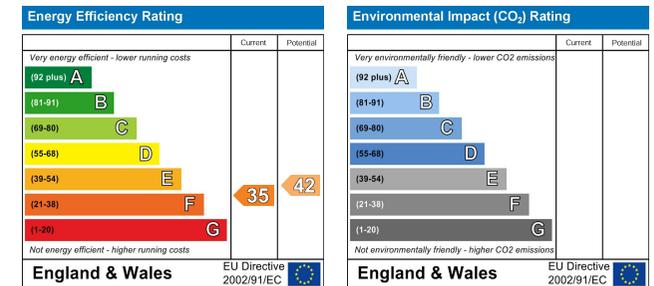
Floor Plans



Location Map



Energy Performance Graph



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