



Grenville, Droxford, Meon Valley

At home in Hampshire


Hellards

Stable Cottage, Grenville

DROXFORD, MEON VALLEY, HAMPSHIRE SO32 3QX

Guide Price: £895,000

- Unique 4 Bedroom Semi-Detached Property
- Charming Brick and Flint Period Cottage & Barn Conversion
- 3 Reception Rooms and 3 Bathrooms
- Beautiful Country Setting with Rural Views
- Approx 2.4 Acre, with additional land by negotiation
- Garage and ample parking
- Chain Free

Sold with No Onward Chain and nestled within an attractive courtyard setting, Stable Cottage is a charming four-bedroom Victorian home constructed of brick and flint, enjoying a peaceful rural position with sweeping views across the surrounding countryside. Originally a two bedroom cottage, the property was extended into the neighbouring barn and now offers over 2,100sq ft of well-balanced and flexible living space. With land of around 2.4 acres including a paddock. The property is located on the edge of Droxford, a highly desirable village with convenient access to local amenities and two OFSTED outstanding schools, as well as private schools.

At the heart of the home is an impressive 28 ft sitting room, featuring a striking inglenook-style fireplace crafted from Cotswold stone with an oak beam. French doors open out to the terrace, with far reaching views, while a beautifully crafted oak staircase leads up to a mezzanine landing on the first floor accessing the main bedroom and a further guest suite. The ground floor also includes a well-appointed country-style kitchen/breakfast room, a separate dining room or cosy snug, a practical utility room/second kitchen and boot room.

The two further bedrooms and bathroom can be reached via a separate staircase and the property offers opportunity for one half to be used as separate accommodation. There are four spacious bedrooms and three bathrooms in all.





The property is accessed via a long driveway leading to the generous parking area and garage. To the front of the house is an attractive communal courtyard with ornamental duck pond, complete with a circular drive and additional parking. To the rear, there is a private garden with a generous raised terrace, a large lawn, and far-reaching southerly views over open countryside—ideal for enjoying evening sunsets. There are two paddocks, with the total of the land at around 2.4 acres.

Stable Cottage is nestled within the small hamlet of Grenville, comprising just a handful of properties, and positioned between the villages of Droxford and Hambledon in the heart of the picturesque Meon Valley, part of the South Downs National Park.

Droxford offers a range of local amenities including traditional pubs, a convenience store, post office, petrol station, primary school and doctor's surgery. The surrounding area is renowned for its outstanding natural beauty, with nearby walking routes such as Old Winchester Hill, the Meon Valley Trail and the South Downs Way.

Excellent transport links provide easy access to the nearby market towns of Bishop's Waltham, Wickham, Petersfield and Alton, while the historic cathedral city of Winchester offers an extensive range of shopping, dining, cultural and leisure facilities. From Winchester, there are convenient rail and road connections to London via the M3.

SERVICES

Mains electricity and water. Oil-fired central heating run from the Esse Stove in the kitchen. Electric storage heaters.

Private drainage shared with one other property. Shared annual cost for pumped septic tank.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

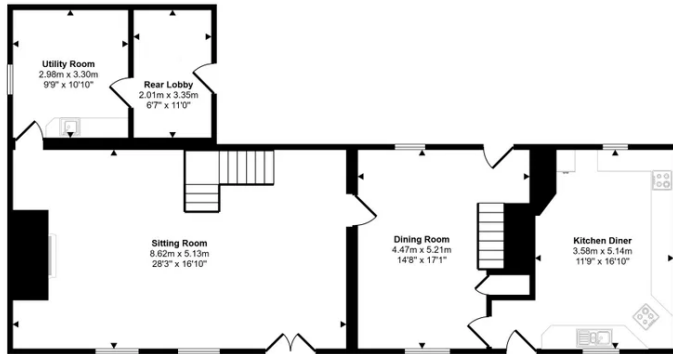
DIRECTIONS

From the A32 at Meringtons Garage & Stores (SO32 3QL): take the B2150 in the direction of Hambledon. Follow the road for 2 miles and turn left into Grenville Lane (no sign). After 100m, the property will be found on the left hand side.

What3words: ///puts.lightens.defectors



Approx Gross Internal Area
194 sq m / 2092 sq ft



Ground Floor
Approx 107 sq m / 1150 sq ft

Denotes head height below 1.5m



First Floor
Approx 87 sq m / 941 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simpley 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.