

TITHES

Armsworth Lane, Soberton, SO32 3RE

Asking Price £1,295,000





PROPERTY FEATURES

Most attractive individual character property in a superb rural setting within a highly sought after Meon Valley village. Extensive Five Bedroom Accommodation • Welcoming & Feature Reception Hall • Kitchen/Breakfast Room • Family Room • Study • Utility • Cloakroom • Refitted Bathroom • Ground & First Floor Bedrooms • Bedrooms 1 & 2 with En Suites • Feature Vaulted & Beamed Galleried Landing • Stunning Sitting Room with Beams & Fireplace Gardens & Grounds of Approximately 1 Acre • Triple Garage with Extensive Driveway & Parking



DESCRIPTION

Enjoying a rural lane position adjoining farmland, this exceptional individual character property is situated in a delightful setting within the Meon Valley village of Soberton.

The property offers flexible and generously proportioned accommodation with five / six bedrooms. Features include the superb 27ft beamed sitting room with vaulted ceiling and inglenook fireplace.

The location is delightful, set within fields and countryside and approached over a small country lane. The gardens and grounds extend to approximately one acre in all with extensive lawned areas and a sweeping driveway approach and extensive parking.

The welcoming reception hall features a vaulted beamed ceiling and galleried landing. The accommodation is extensive with both ground and first floor bedrooms and the superb beamed sitting room provides a welcome retreat.

The village of Soberton is situated within Hampshire's renowned Meon Valley and is also within the South Downs National Park, all of which provide a beautiful setting with superb walking and riding opportunities. Nearby footpaths and bridleways include the historic disused Meon Valley railway and the Forest of Bere.

Within a short drive is the historic village of Wickham and the country town of Bishops Waltham, both of which offer a range of traditional shops, coffee shops and services.

The major south coast cities of Winchester, Southampton and Portsmouth are within reasonable driving distance as is access to the M3 and M27 motorway systems.

Main line rail services are available from Eastleigh Parkway, Winchester, Botley and Petersfield.

An internal viewing is highly recommended to fully appreciate the superb location, and spacious, flexible accommodation this property has to offer.

DIRECTIONS

From Bishops Waltham take the Hoe Road to Swanmore which commences at the top of the High Street. On entering the village continue straight on to the junction with the Hunters Inn. Proceed straight across into Cott Street. At the end of Cott Street cross over the A32 and proceed over the river and under the bridge then bear left up Selworth Lane. At the Soberton War Memorial turn right. After a short distance turn left signposted to Hambledon. Armsworth Lane is on your right and the property is a short distance along the lane also on the right.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band G

Services

Mains electricity and water. Private drainage. Oil fired central heating. EPC Rating D.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





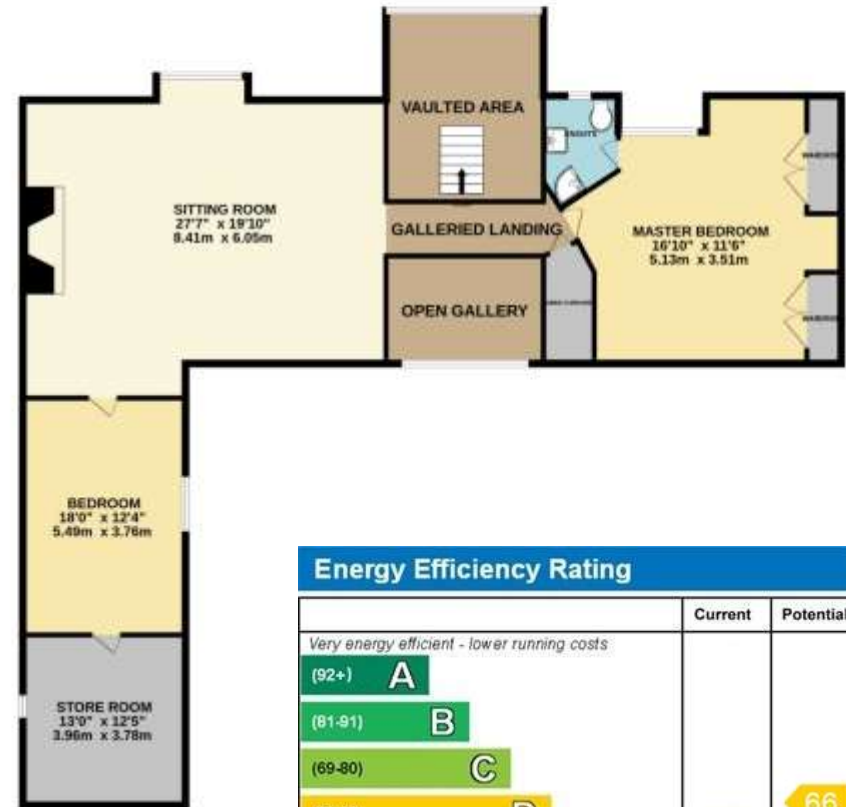
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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