



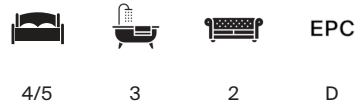
## THE NOOK, CHAPEL ROAD, SOBERTON

Hampshire, SO32 3PP



# CHAPEL ROAD, SOBERTON

An exceptional detached family home, nestled in the heart of the picturesque village of Soberton.



Local Authority: Winchester City Council

Council Tax band: F

Tenure: Freehold

**Guide price: £1,250,000**



Thoughtfully designed and beautifully presented, to offer both character and contemporary comfort. The current owners have undertaken extensive extensions and renovations to create an impressive family home. Set behind a generous gravel driveway, the property immediately impresses with its striking timber-clad façade, oak-framed porch, and ample parking, alongside an integral large garage. Extending to approximately 3,016 sq ft, the accommodation is both spacious and flooded with natural light. The heart of the home is the expansive kitchen/dining room, perfect for modern family living and entertaining, featuring a central island, walk-in pantry and direct access to the garden. This flows seamlessly into a superb sitting room, benefiting from natural light and a feature fireplace with a log-burning stove. A separate study or fifth bedroom provides flexibility for home working or guest accommodation, while a fourth bedroom and utility room with a ground-floor shower room add further practicality to the ground floor. Upstairs, three well-proportioned bedrooms, including a generous principal suite with en suite bathroom. The remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress. The south facing rear garden is delightful, featuring a paved terrace ideal for al fresco dining, framed by attractive brick borders and mature planting. The property sits within 1.36 of an acre, mainly laid to lawn with mature trees and shrubs to create privacy.

Water: Mains

Electricity: Mains

Gas: Private oil heating

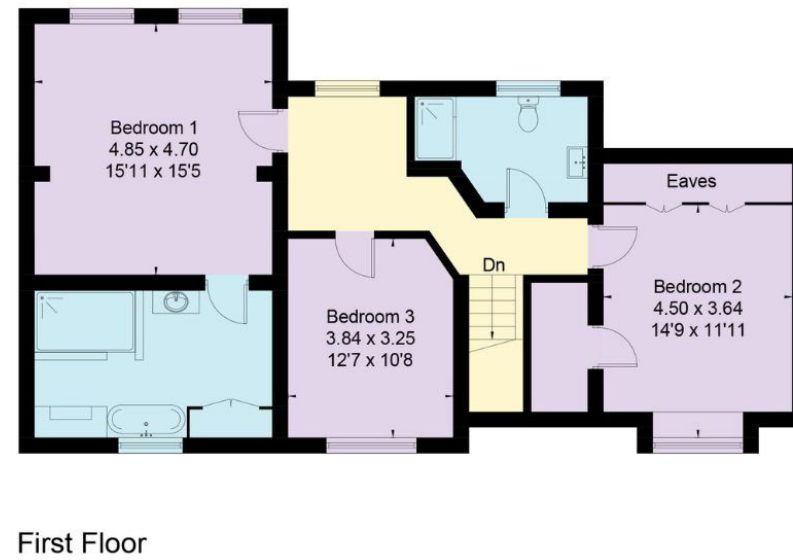
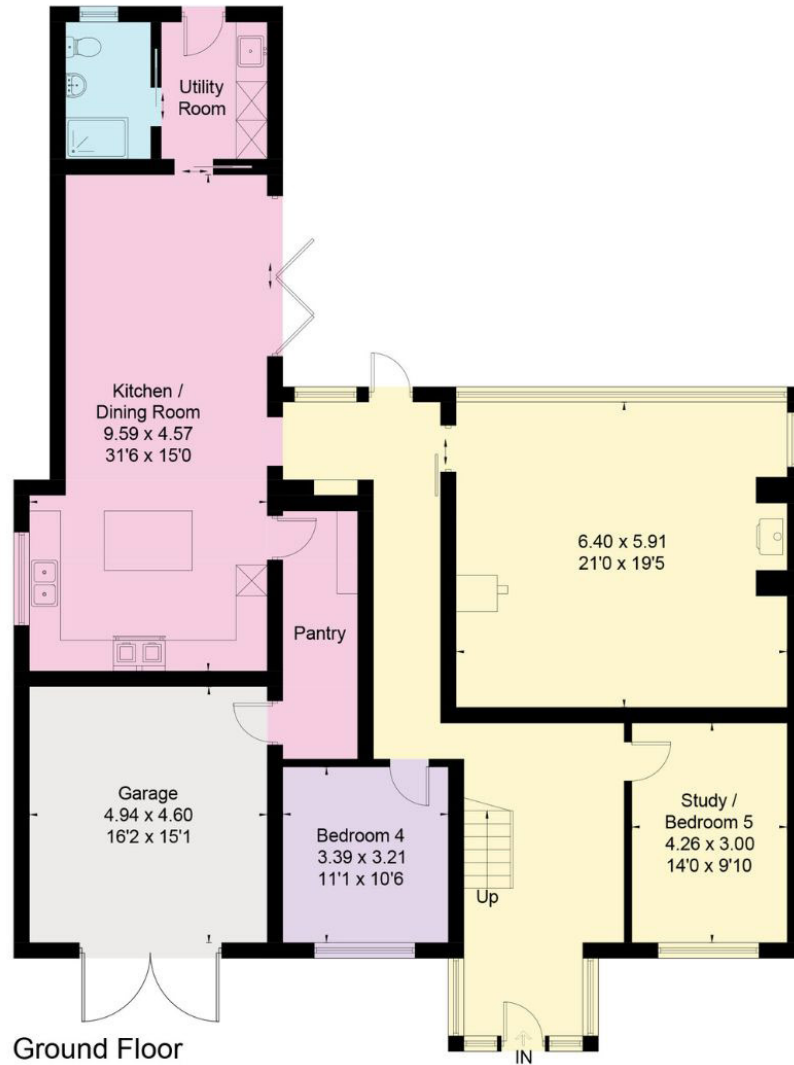
Drainage: Underground water treatment plant

Full fibre to property





Approximate Floor Area = 280.2 sq m / 3016 sq ft  
(Including Garage)



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.

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