



**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
- 3 Reception Rooms and 3 Bathrooms
- Beautiful Country Setting with Rural Views
- Approx One Third of an Acre, with additional land by negotiation
- Garage and ample parking
- Chain Free

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. Set within grounds of approximately one third of an acre, this distinctive and characterful property offers over 2,100 sq ft of well-balanced living space. It 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 garden, 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.





Outside, the property is accessed via a long driveway and behind the house is an attractive communal courtyard, complete with a circular drive and central duck pond. To the front, 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. Beyond the garden is a parking area with a detached garage.

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

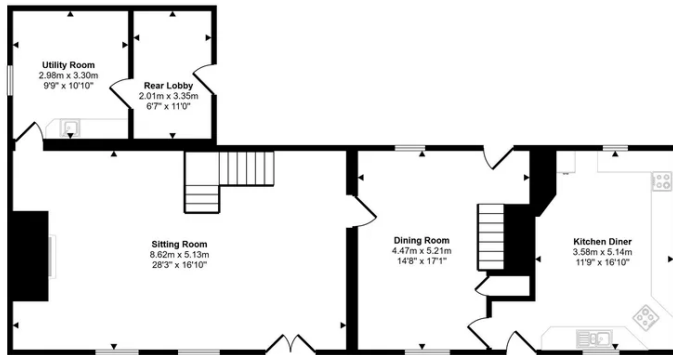
#### **DIRECTIONS**

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**

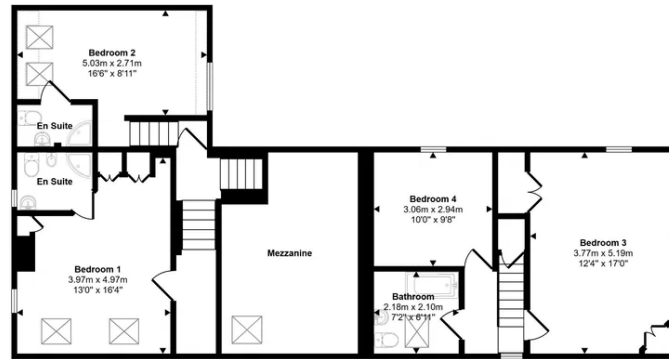


Approx Gross Internal Area  
194 sq m / 2092 sq ft



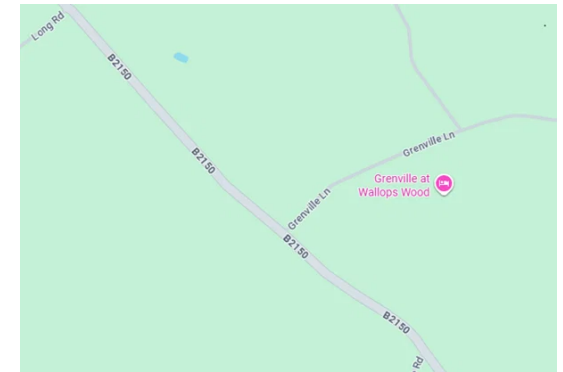
Ground Floor  
Approx 107 sq m / 1150 sq ft

□ 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. Items 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.