

MANOR COTTAGE

South Hill, Droxford, SO32 3PB

Asking Price £625,000

WELLER
PATRICK



MANOR COTTAGE

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PATRICK
FOR SALE

SOUTH HILL

PARK LANE



PROPERTY FEATURES

Charming Detached Character Cottage • Meon Valley Village of Droxford in South Downs National Park

Sitting Room • Dining Room with Inglenook Fireplace • Kitchen • Three Bedrooms (Two Double)

Attractive Walled Gardens • Large 25 x 12 Garage, Useful Workshop and Garden Store • Viewing Recommended



DESCRIPTION

Manor Cottage is situated in the sought-after Meon Valley village of Droxford which is renowned for its history and location in the South Downs National Park.

The nearby River Meon and railway line bridlepath offer access to some beautiful walks and rides, and the property is located within a short walk to the church.

Manor Cottage is a much-admired period cottage with most attractive elevations, a lovely walled garden and the large garage and workshop being significant features.

The accommodation which offers much character and charm includes three bedrooms on the first floor plus a large bathroom with a shower. Two of the bedrooms are good doubles.

On the ground floor the hallway leads in from the front with a sitting room and study area to one side and the most attractive dining room with an inglenook fireplace on the other. The kitchen with attractive units is of a reasonable size and opens to the garden. There is a cloakroom, rear porch / hall and a boiler room.

Externally Manor Cottage features an attractive lawned garden area with a useful garden store, gate in the wall to the lane and access to the large garage and workshop is to the rear.

The country town of Bishops Waltham and village of Wickham are situated within a short drive and offer a range of traditional shops, services and eateries. The major centres of Winchester, Southampton and Portsmouth are accessible by road. Main line rail services can be accessed from Petersfield, Botley or Winchester. Southampton & Bournemouth Airports are also conveniently located and accessible.

Within the village is a pub, post office, two garages and Meringtons Stores which stocks most of what you would need day to day. The Meon valley villages of Soberton, Meonstoke and Exton are nearby each with popular country pubs.

Viewing of this most attractive character property is highly recommended.

DIRECTIONS

From Bishops Waltham take the B3035 to Corhampton. Turn Right at the small roundabout turning right onto the A32 which leads into Droxford. As you enter the village and after a short distance on your left is Droxford Square which would be a good place to park. Manor Cottage is opposite and on the corner of Park Lane.

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band F

Services. Mains Water, Private Drainage, Oil Fired Heating

Particulars amended 16th June 2026

VIEWINGS

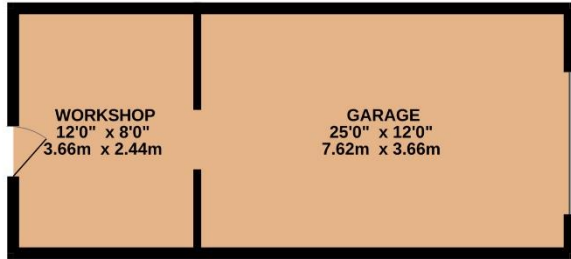
By appointment through Weller Patrick.

Tel: 01489 893555

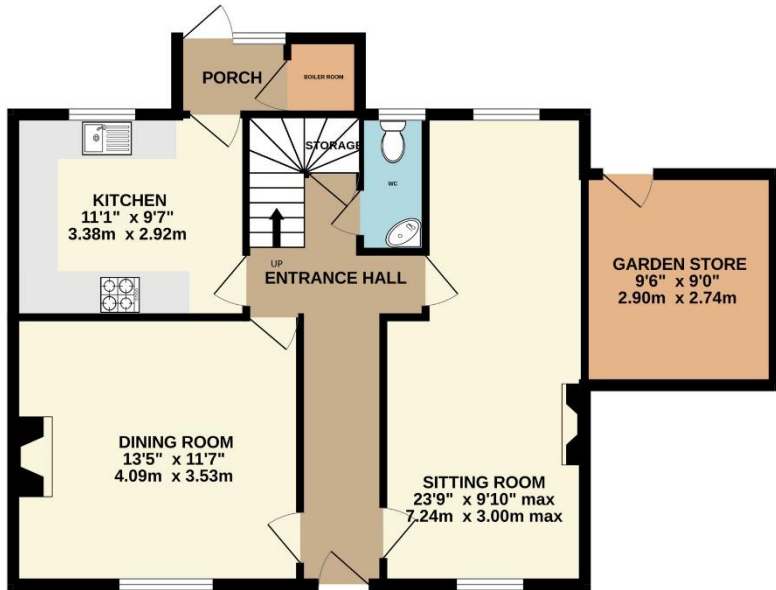




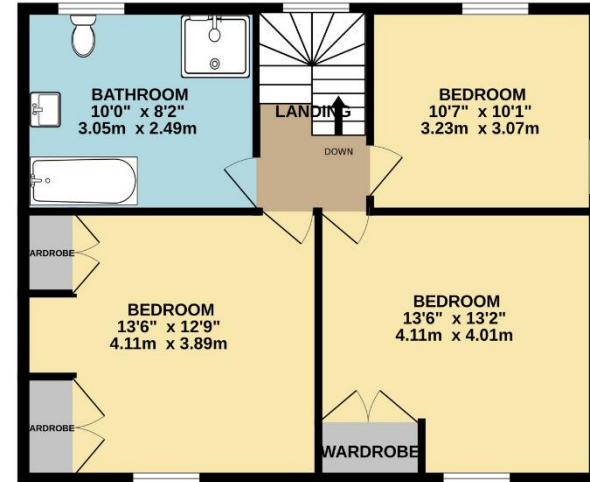
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 South Hill
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR



1ST FLOOR

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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