

# WEST COTTAGE

West Street, Soberton, SO32 3PL

Asking Price £895,000



WELLER  
PATRICK



## PROPERTY FEATURES

A most attractive four-bedroom period cottage in the sought after Meon Valley Village of Soberton in the South Downs National Park and along a small no through lane. The property offers comfortable accommodation including the following  
Kitchen/Breakfast Room ● Sitting Room ● Dining Room Area ● Snug ● Cloakroom ● Utility Room ● Four Bedrooms ● Family Bathroom with Shower ● Detached Double Garage and Store ● Potting Shed & Glasshouse ● Ample Parking ● Attractive and Good-Sized Garden ● Views over fields and to the historic Church to be enjoyed ● No Forward Chain.



## DESCRIPTION

This attractive four-bedroom period cottage is situated in the sought after village of Soberton in Hampshire's renowned Meon Valley and within the South Downs National Park.

The property offers considerable charm and character with comfortable and well-presented accommodation.

Notable features include beamed sitting rooms with log burners, a double aspect kitchen/breakfast room offers a pleasant view and the spacious first floor accommodation with four bedrooms includes two good-sized doubles.

The cottage is attractively presented and has been considerably improved in recent years with major items including double-glazing throughout and a more recently re tiled roof.

The property is situated in a small no through country lane with the historic Meon Valley Railway bridleway being close-by. There are views to be enjoyed over fields and to Soberton's historic church and the popular local pub is a short walk away.

The traditional country town of Bishops Waltham is within a short drive as is the village of Wickham. The souths major centres of Winchester, Portsmouth and Southampton are within easy driving distance as are main line rail services and motorway access.

Schooling is available for most ages locally with school options in nearby Newtown, Droxford, Meonstoke and Swanmore. Peter Symonds and Barton Peveril colleges are within driving or coach distance

The property's garden is of a good size with a large lawned area and feature paved courtyard seating area leading from the kitchen.

The whole property extends to approximately .17 of an acre and includes ample driveway parking to the front and the double barn style garage with a workshop/store. Also within the garden is a potting shed and glasshouse.

Early viewing of this superb period property is highly recommended.

The property is available with no forward chain.

## DIRECTIONS

POST CODE SO323PL

From the well-regarded White Lion Pub proceed down the hill leaving the pub on the right. At the small crossroads turn right and continue for a short distance. West Street is then on the right, and the property is on the left.

Particulars Prepared 31<sup>st</sup> March 2026

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services.

Mains water, electricity, private drainage. Oil fired heating

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





# West Street, Soberton, Southampton, SO32

Approximate Area = 1482 sq ft / 137.6 sq m

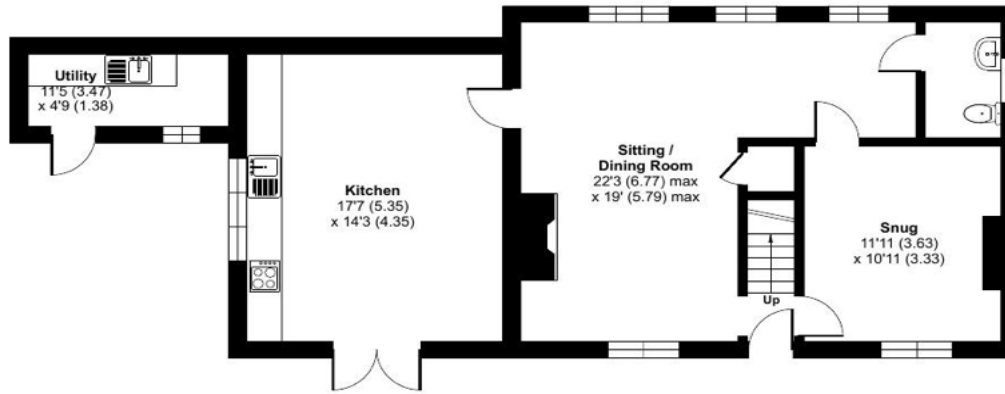
Limited Use Area(s) = 120 sq ft / 11.1 sq m

Garage = 356 sq ft / 33 sq m

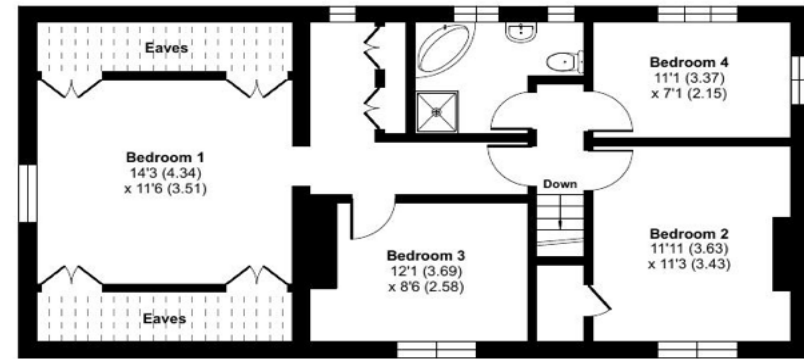
Outbuilding = 278 sq ft / 25.8 sq m

Total = 2236 sq ft / 207.5 sq m

For identification only - Not to scale

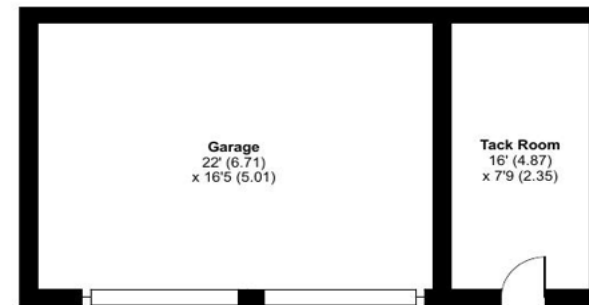


GROUND FLOOR



FIRST FLOOR

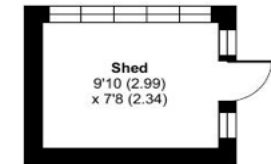
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



GARAGE / OUTBUILDING 1



OUTBUILDING 3



OUTBUILDING 2

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Weller Patrick. REF: 1429426

