



5 The Towers, Soberton - SO32 3PS  
£700,000

WHITE & GUARD

# 5 The Towers

Soberton, Southampton

## INTRODUCTION

A rare and distinguished 19th-century conversion, 5 The Towers blends historic character with refined contemporary living within an exclusive Hampshire countryside development. Its striking flint and stone façade, mature landscaping, and impressive crenellated entrance set the tone for a home of real presence and understated luxury.

Inside, beautifully proportioned rooms, elegant period detailing, and boutique-hotel-style interiors create a sophisticated yet comfortable atmosphere. Offering over 2,400 sq ft across three floors, the property provides versatile accommodation ideal for entertaining, family life, working from home, or multi-generational living, all within a truly exceptional setting.

## LOCATION

Set in the picturesque village of Soberton, surrounded by rolling Hampshire countryside and scenic walking routes, this property offers quintessential English village living in a peaceful and unspoilt setting.

Nearby Wickham and Bishops Waltham provide a range of independent shops, cafés, pubs, and everyday amenities, while Winchester and Southampton offer extensive dining, retail, and cultural facilities. Excellent rail links to London Waterloo ensure convenient access for commuters, making this an ideal location for those seeking a rural lifestyle without isolation.

The setting combines tranquillity and convenience, with a lifestyle defined by countryside walks, relaxed entertaining, and a calm retreat at the end of the day.





## INSIDE

The interiors have been thoughtfully designed to celebrate the property's original architecture while introducing a sophisticated contemporary aesthetic throughout. Elegant reception rooms are filled with natural light from tall sash windows, with high ceilings, period detailing and herringbone parquet flooring creating a sense of understated grandeur.

The principal sitting room offers a calm yet sophisticated setting for both relaxing and entertaining, while the formal dining room flows into a bespoke shaker-style kitchen with granite worktops, a central breakfast bar, and a separate utility, pantry and cloakroom.

The primary bedroom suite is especially impressive, offering a dressing area and a spa-style en-suite with a freestanding bath, walk-in rainfall shower, and refined stone finishes. The first floor is completed by two further bedrooms and a contemporary family bathroom.

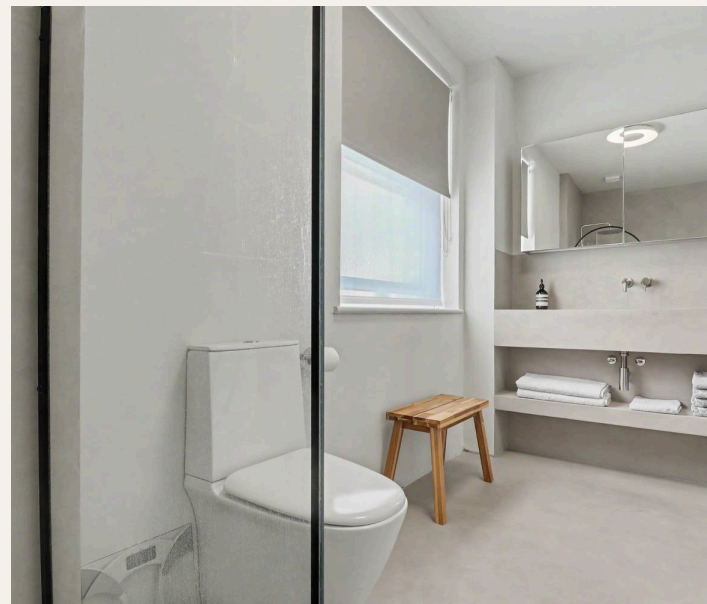
The second floor provides excellent versatility, with a vaulted, timber-beamed space and skylights currently used as a studio and additional living area, with potential as a fourth bedroom suite or guest accommodation, complete with kitchenette and shower room.

## OUTSIDE

The gardens are private and beautifully landscaped, with mature planting, secluded seating areas and a stone terrace ideal for outdoor dining. Residents also benefit from access to well-maintained communal grounds and a formal courtyard setting that enhances the exclusivity of the development.

Practical features include a double garage and private parking, while the surrounding Hampshire countryside provides a picturesque and ever-changing backdrop.

Combining architectural character, luxurious interiors and an idyllic countryside setting, 5 The Towers represents a truly exceptional lifestyle opportunity, a home designed not only to impress, but to be experienced.



## SERVICES:

Water, electricity, Oil heating system and private drainage are connected.

Please note that none of the services or appliances have been tested by White & Guard.

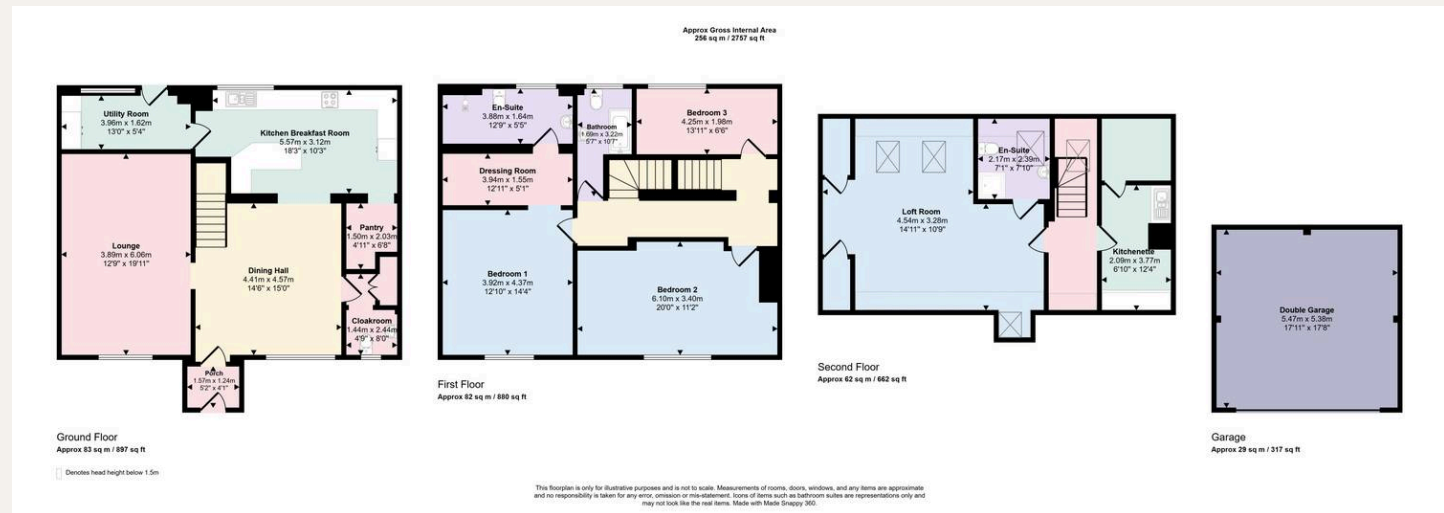
Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

- EPC RATING D
- SHARE OF FREEHOLD
- WINCHESTER COUNCIL BAND F
- EXQUISITELY CONVERTED 19TH-CENTURY RESIDENCE SET WITHIN AN EXCLUSIVE COUNTRYSIDE DEVELOPMENT
- OVER 2,400 SQ FT OF IMPECCABLY PRESENTED ACCOMMODATION
- STUNNING SHAKER-STYLE KITCHEN & SEPARATE UTILITY ROOM
- PRINCIPAL BEDROOM SUITE WITH DRESSING AREA & EN-SUITE
- VERSATILE SECOND-FLOOR ACCOMMODATION WITH KITCHENETTE AND SHOWER ROOM
- BEAUTIFULLY LANDSCAPED PRIVATE GARDENS
- DOUBLE GARAGE AND PARKING

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

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