



# ROWAN TREE COTTAGE

7 Selworth Lane, Soberton, SO32 3SN

Asking Price £525,000

WELLER  
PATRICK





## PROPERTY FEATURES

An attractive and spacious property enjoying an elevated position in the sought after Meon Valley village of Soberton

Entrance Porch ● Entrance Hall ● Cloakroom ● Sitting Room ● Kitchen/Dining/Breakfast Room

Five Bedrooms ● En-suite ● Family Bathroom

Garage & Parking ● Attractive Front & Rear Gardens ● Viewing Recommended





## DESCRIPTION

Rowan Tree Cottage is an attractive and spacious property situated within this stunning and sought after location, enjoying an elevated position on the high street of the Meon Valley village of Soberton.

The property offers flexible accommodation including a welcoming entrance hall, cloakroom, kitchen/dining/breakfast room, a superb sitting room with a feature wood burning stove and double doors to the pleasant rear garden.

To the first floor are three bedrooms including an ensuite to the master bedroom and a family bathroom.

On the second floor are two generous bedrooms with pleasant views to be enjoyed.

Outside there is parking, a single garage and pleasant front and rear gardens. The property also benefits from double glazing.

The village of Soberton is situated within Hampshire's renowned and highly sought after Meon Valley with its historical railway which is now disused and is a beautiful bridlepath for walks and rides. The area surrounding the village is predominantly rural with some beautiful scenery to be enjoyed. The traditional country town of Bishops Waltham is within a short drive as is the village of Wickham with its delightful square. Both offer a range of shops and services with the nearest supermarket being in nearby Fareham. This area is particularly desirable for its accessibility providing country living, yet within easy driving distance of the major centres of Southampton, Winchester and Portsmouth. The A3M, M27 and M3 can all be accessed within a short drive.

For those looking at schooling there are infant schools in the nearby village of Newtown and Meonstoke. With a popular junior school in the village of Droxford. The secondary school for the area is Swanmore College which enjoys a good reputation and a school bus picks up nearby.

A viewing is highly recommended to appreciate all that this superb home has to offer.



## DIRECTIONS

From Bishops Waltham take the Hoe Road to Swanmore. At the staggered junction opposite the Hunters Inn proceed across into Cott Street. Proceed over the A32 into Selworth Lane bearing left at the bottom of the hill. By the War Memorial the property can be found on the right hand side.

Particulars prepared 16<sup>th</sup> September 2025

## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains electricity, water and private drainage.

## VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555









Rowan Tree Cottage

7 Selworth Lane

Soberton

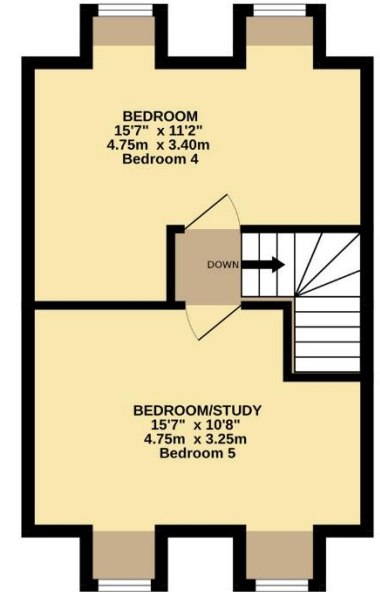
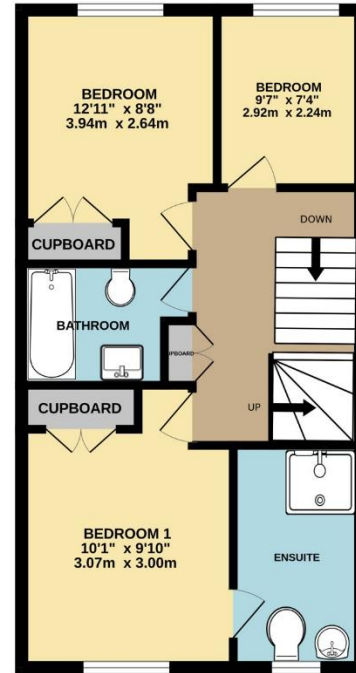
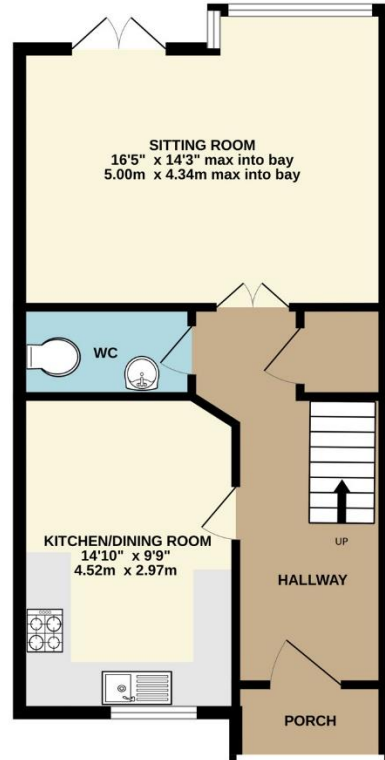
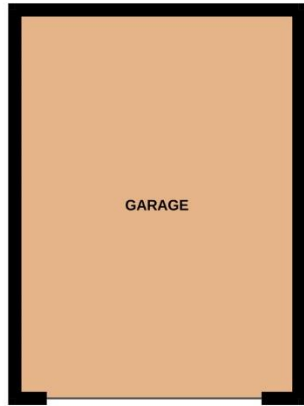
SO32 3SN



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

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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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