



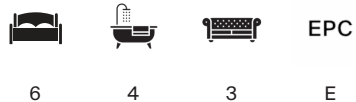
CHALK HILL, SOBERTON

Southampton, Hampshire, SO32



CHALK HILL, SOBERTON

A contemporary family home, located in the village of Soberton in the South Downs National Park. Sitting in an elevated position on approximately 0.6 acres, with incredible countryside views.



Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

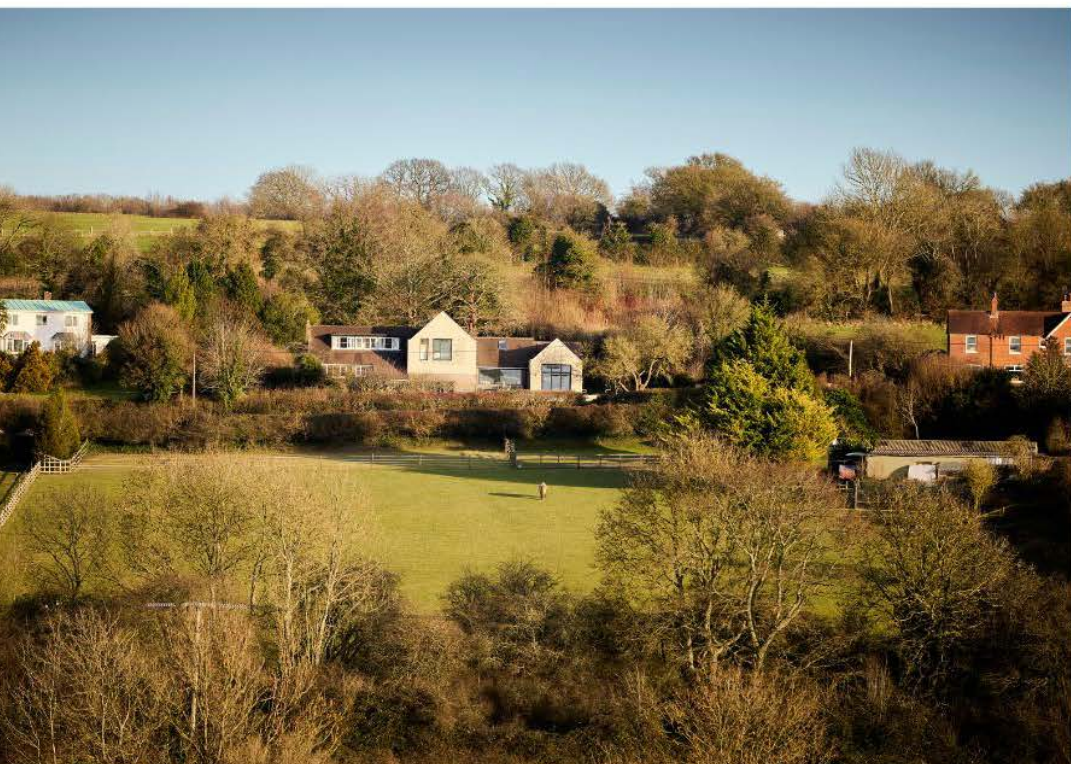
Guide Price: £1,395,000



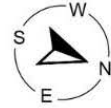
The spacious entrance hall leads through to an impressive, contemporary kitchen/dining room, featuring a bespoke panoramic window, flowing into a vaulted ceiling sitting room with bi-folding doors, to enjoy the view beyond. Off the kitchen is a utility/boot room with garden access. The living room and study are on the lower level accessed via a staircase off the hall, with high vaulted ceilings and a feature fireplace with a log burner. The ground floor has three double bedrooms, one with an en suite shower room, a further family bathroom and a staircase that leads up to two further double bedrooms and a shower room. The entrance hall also gives access to a cloakroom and a staircase which leads to the triple access principal bedroom, an en suite bathroom and an additional room currently being used as a study. The property is approached by a driveway for several vehicles and a detached double garage. The rear of the house is mainly lawn, with a raised garden terrace to enjoy the views of the Meon Valley. The current owners have created a swimming pool area with seating, ideal for the summer months.



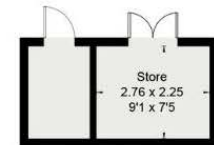




Approximate Floor Area = 312.6 sq m / 3365 sq ft
 Garage / Outbuildings = 38.9 sq m / 419 sq ft
 Total = 351.5 sq m / 3784 sq ft



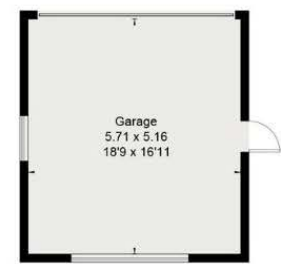
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Lottie Lambert
01962 677246
Lottie.lambert@knightfrank.com

Knight Frank Winchester
Jewry Street, Winchester
SO23 8RZ

Jon Lacey
01962 677242
Jonathan.lacey@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.