

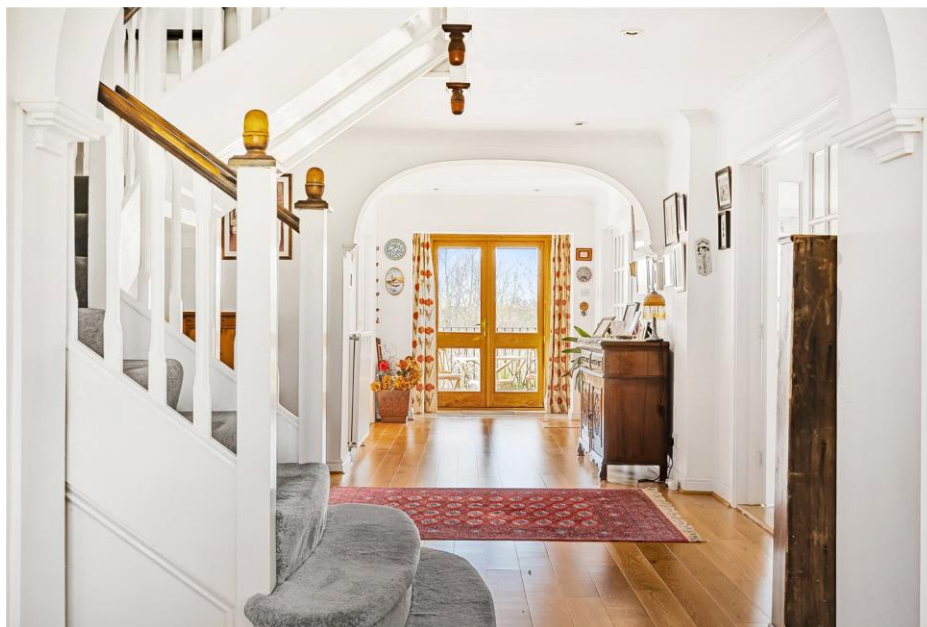






## Chalk Hill, Soberton, Hampshire, SO32 3PH

*A beautiful countryside residence set in an Area of Outstanding Natural Beauty and amassing over 4700 sq ft of flexible and well-proportioned accommodation to suit any growing family.*



- Beautiful countryside residence set in an Area of Outstanding Natural Beauty within The Meon Valley • Separate two-bedroom annexe
- Stunning kitchen/breakfast room with central island • Utility room and boot room
- Triple aspect sitting room and dining room • Study • Ground floor shower room
- Five double bedrooms • Principal bedroom with en-suite dressing room and bathroom
  - Family bathroom • Generous plot measuring approximately 2.66 acres
  - Double garage and driveway

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## ACCOMMODATION

A beautiful countryside residence set in an Area of Outstanding Natural Beauty and amassing over 4700 sq ft of flexible and well-proportioned accommodation to suit any growing family. The home sits on a private plot measuring approximately 2.66 acres and provides picturesque views over The Meon Valley and South Downs National Park. The welcoming and spacious entrance hallway guides you into the home and leads to the contemporary kitchen/breakfast room with a comprehensive range of wall and base units and a central island, which is complemented by a utility room. There is a separate formal dining room, perfect for entertaining guests and a relaxing triple aspect sitting room with superb natural light and a feature fireplace as the focal point to the room. The current owner has also included a study, boot room and shower room to conclude the ground floor accommodation. The first-floor features five large double bedrooms. The principal bedroom displays a large dressing area with built-in wardrobes and a modern en-suite bathroom with twin sinks and includes a shower and bath. The bedroom further enjoys beautiful panoramic views over the local countryside. The family bathroom serves the remaining bedrooms. Recently completed and elegantly presented is the gorgeous two-bedroom annexe that would be suitable for a multi-generational family. The annexe includes a 25'6 x 23'10 ft open-plan kitchen/dining/sitting room. There are two double bedrooms served by a modern wet room. The sweeping driveway leading up to the home affords access for multiple cars and there is also a double garage for covered storage.



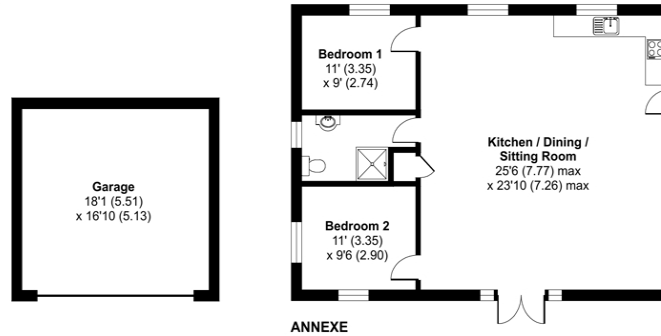
## SITUATION

Soberton is a traditional Meon Valley village which is bordered by Newtown and Droxford. In the centre of the village is a War Memorial, the 16th century church of St Peter and St Paul and the White Lion 17th century public house and the village hall, the function room is licenced and there are various leisure and community functions taking place on a regular basis. The nearby market towns of Wickham and Bishop's Waltham offer a wide range of amenities including supermarkets, pubs, restaurants and various other shops and banks. Southampton, Winchester and Petersfield are all within thirty minutes by car and offer a full range of shops and services, all offer main line railway links to London (Waterloo) in around an hour.



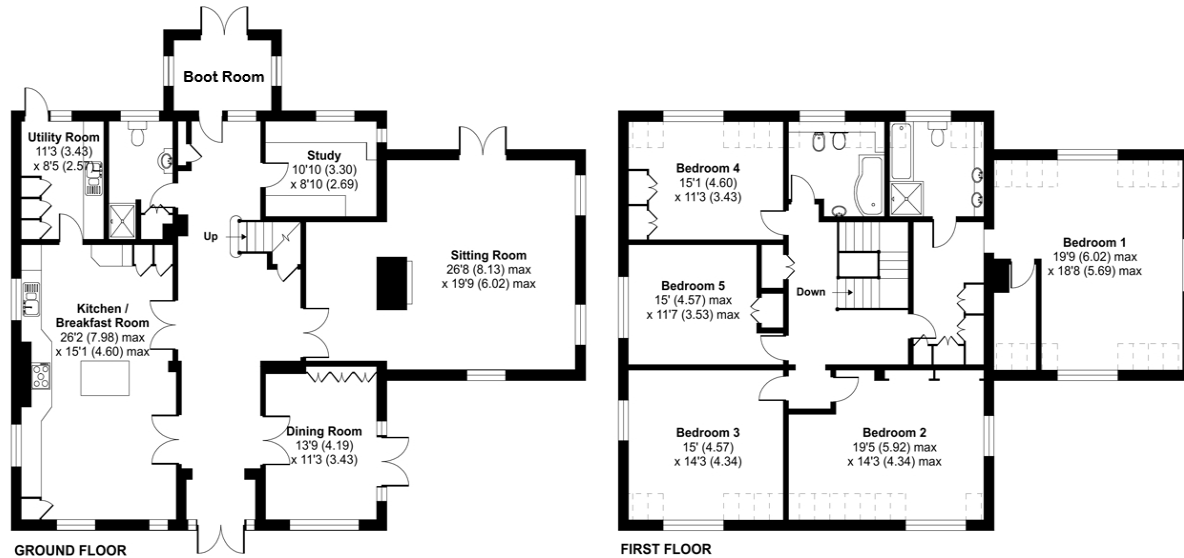


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3336 sq ft / 309.9 sq m  
 Annexe = 915 sq ft / 85 sq m  
 Garage = 311 sq ft / 28.9 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Total = 4728 sq ft / 439.2 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Charters Estate Agents Limited. REF: 1090052





**LOCAL AUTHORITY**

Winchester City Council (Tax Band G)

**ASKING PRICE**

£1,999,000

**TENURE**

Freehold

Agents Note - Private drainage via a septic tank (Compliance Certificate not seen) and Calor Gas heating.