





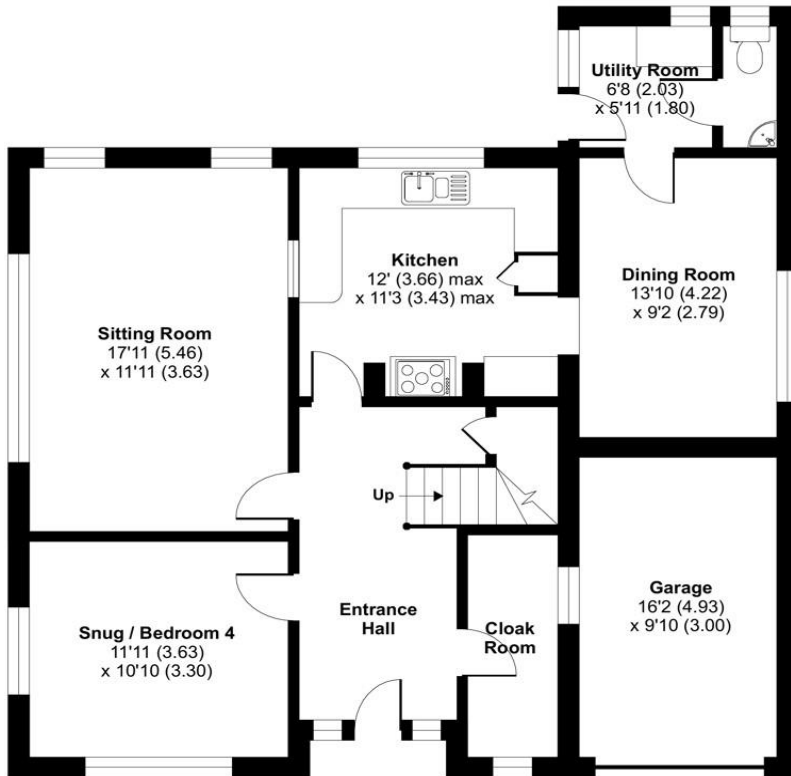
## ACCOMMODATION

Set on approximately 1/3 of an acre of wrap around gardens, this wonderful four-bedroom home offers generous accommodation of over 1700 sq ft. The home is situated in a setback private position on the edge of the picturesque village of Droxford within the South Downs National Park and enjoys rolling countryside views. A sweeping driveway leads to the home with access to the integral garage. On entering the property, you are welcomed by a large entrance hallway with exposed flooring, stairs lead to the first floor with attractive contemporary glass and wooden bannisters. The coat room offers an excellent space for muddy boots and coats. The excellent size 17'11" sitting room enjoys countryside views, exposed flooring and a wood burner. Bedroom four/family room can be found to the front of the home and is ideal for those looking to futureproof with a ground floor bedroom. The kitchen offers a comprehensive range of cupboards and drawers and adjoins the dining room providing the option if desired to open up these two rooms into a stunning kitchen/diner. A very useful utility and cloakroom can be found to the rear. The three bedrooms to the first floor offer ample space with the principal bedroom benefitting from a separate dressing room with the potential to convert into an en-suite. The four-piece family bathroom concludes the accommodation. Externally there is a wonderful south westerly facing sun terrace adjoining the rear of the home, perfect for entertaining family and friends. The main gardens are predominately laid to lawn with scope for a vegetable garden, play area, wild life garden or more formal flower and shrub beds and borders. Ideally situated for those looking for country living with access to the local village schools and shops with the option to potentially extend and re-configure in the future.

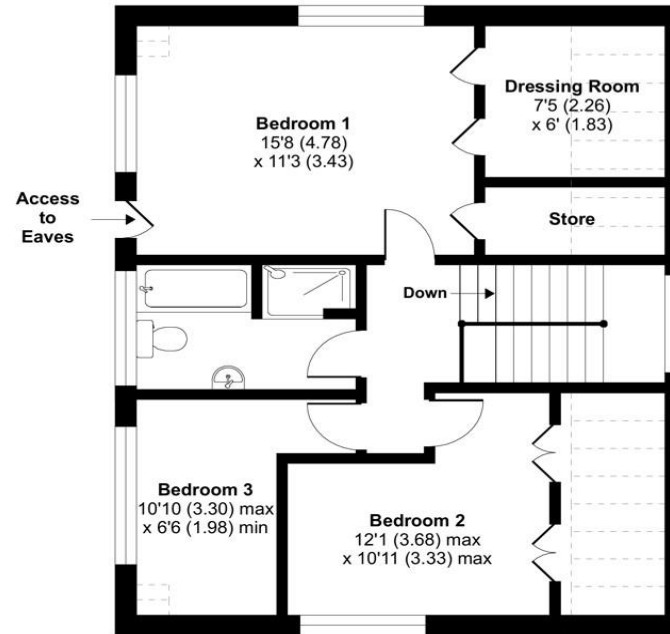


Denotes restricted head height

Approximate Area = 1512 sq ft / 140.4 sq m  
 Limited Use Area(s) = 101 sq ft / 9.4 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 1748 sq ft / 162.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 971829



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Droxford lies within the scenic Meon Valley, part of the South Downs National Park. Village amenities include three pubs offering dining options, petrol station, post office, convenience store and doctors surgery. Nearby there are beautiful walks, including Old Winchester Hill, The Meon Valley Trail and the South Downs Way. The Meon Valley, just off the A32, and Droxford has excellent access to the market towns of Bishops Waltham, Wickham and Alresford.



### **SPECIFICATION**

- Grounds approaching 1/3 of an acre
- Four bedrooms over two floors
- Set back position with countryside views
- 17'11" Sitting room with wood burner
- Spacious entrance hall and coat room
- Family room/bedroom four
- Utility
- Three bedrooms to the first floor
- Principal bedroom with dressing room
- Four-piece family bathroom
- Wrap around gardens
- South Downs National Park

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

### **GUIDE PRICE**

Asking Price £700,000

### **TENURE**

Freehold

### **AGENT NOTE**

LPG Gas

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate