

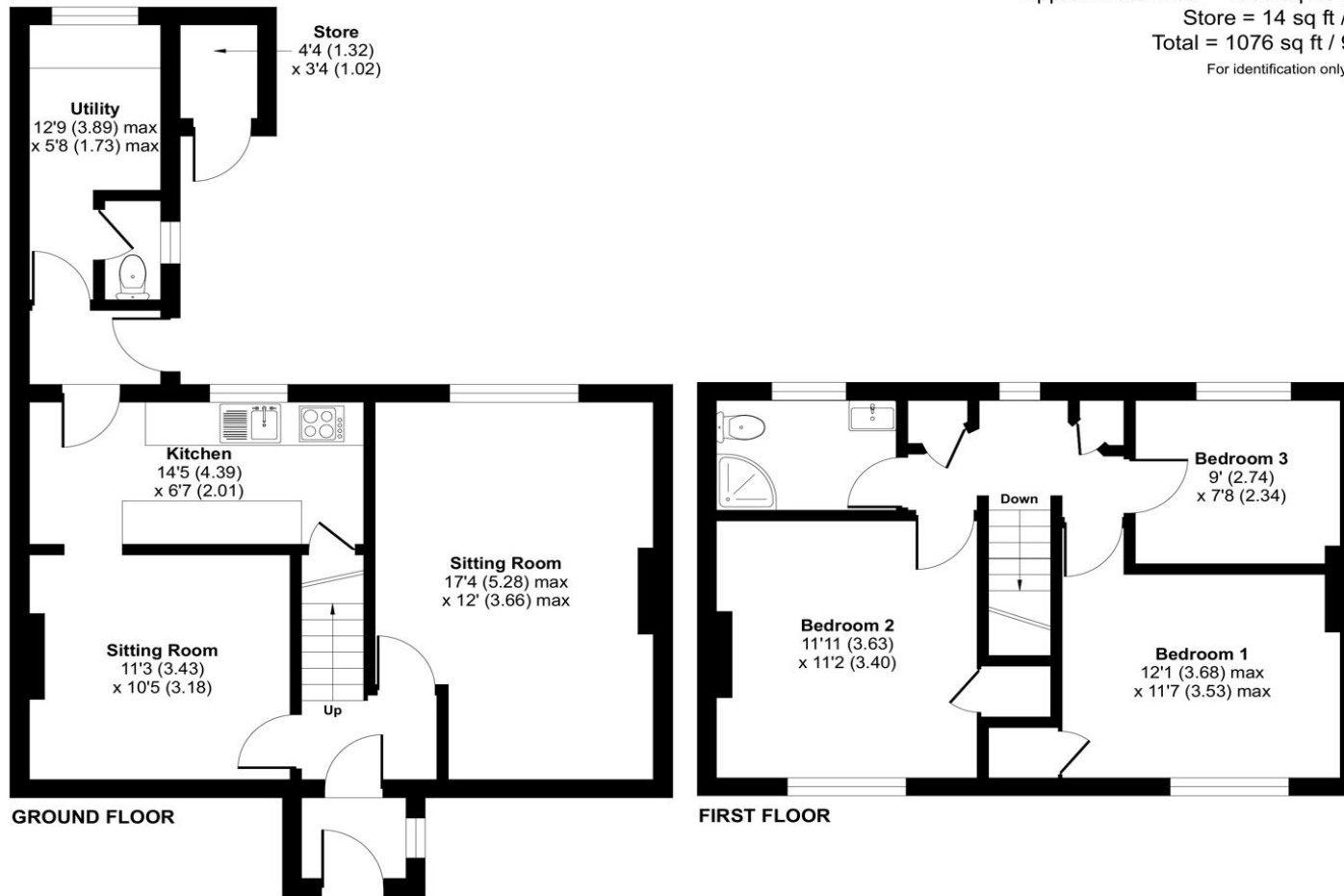


Big Tree Cottages, Long Road, Soberton, Hampshire, SO32 3PG



ACCOMMODATION

An abundance of potential can be found at this semi-detached house which is nestled in a sought-after village location. With its rural village surroundings and breathtaking panoramic countryside views, this property will appeal to a variety of purchasers. Internally the ground floor boasts two spacious reception rooms and towards the rear of the property, you will find a well-appointed kitchen, equipped with modern appliances and ample storage space which is further complemented by a separate utility room and guest cloakroom for added convenience. The first floor of the house features three generously sized bedrooms, two with built-in wardrobes and additional storage on the landing. The family shower room completes the first floor. One of the standout features of this delightful home is its expansive 100 ft garden. This beautifully landscaped garden provides the perfect setting for outdoor activities, gardening, and relaxation. There is also plenty of space to the front of the home and a gate leads to a pathway with side and rear access. A large outbuilding is currently used for storage which is situated in the rear garden.



Approximate Area = 1062 sq ft / 98.6 sq m
 Store = 14 sq ft / 1.3 sq m
 Total = 1076 sq ft / 99.9 sq m
 For identification only - Not to scale



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: 1018525



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Soberton is a beautiful village in the heart of the Meon Valley boasting a well-patronised public house, village green and Saxon church with the village hall just down the road. 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.



SPECIFICATION

- Three-bedroom semi-detached home
- Quiet rural village location
- Panoramic views over the local countryside
- 100 ft garden to the rear
- No forward chain
- Potential to modernise and extend (subject to relevant planning consents)



LOCAL AUTHORITY

Winchester City Council (Council Tax C)

ASKING PRICE

£430,000

TENURE

Freehold