







Broom Farm Cottage, 4 Hambledon Lane, Soberton, Southampton, Hampshire, SO32 3PZ

Broom Farm Cottage is a gorgeous three-bedroom cottage, idyllically situated in the South Downs National Park, including approximately five acres of grazing land, stabling and a 20 x 40 ft manege. (Further land may be available if required).



- Attractive cottage situated in the beautiful South Downs National Park
 - Well-presented accommodation throughout
 - Three bedrooms
- Two contemporary bathrooms
- Well-proportioned kitchen/breakfast room
- Sitting room and dining room with fireplaces
- Private rear garden
 - Five acres of grazing land
 - Large tack room and stables
 - Sand and fibre surface Manege

t: 01489 897711

www.chartersestateagents.co.uk



ACCOMMODATION

Broom Farm Cottage is a gorgeous three-bedroom cottage, idyllically situated in the South Downs National Park, an area of inspirational beauty. The cottage is further complemented by approximately five acres of grazing land (further land may be available), a manege, stabling and outbuildings, with easy access to local bridleways. Internally the home is beautifully presented with a cottage style kitchen/breakfast room and two well-proportioned reception rooms, one of which displays a wood burner. The ground floor is completed via a convenient utility/boot room and cloakroom. The first floor has been traditionally modernised and is again beautifully presented. The principal bedroom enjoys picturesque views over the local countryside and a contemporary en-suite shower room. The further two bedrooms are served by the stylish contemporary family bathroom.

The garden extends to the rear of the house with mature shrub borders for privacy, lawned areas, a water feature and a variety of outbuildings. The accompanying land is made up of approximately five acres of grazing (further land could be available), with automatic water troughs. The stable yard comprises 5 loose boxes (2 of which are foaling boxes), large tack room, feed room with hot and cold water, wash bay with heat lamps and an open-fronted smaller store. All the stables have automatic water drinkers. In addition, there is an open-fronted hay barn and a 20 ft by 40 ft manege with a sand and fibre surface and mirrors.



SITUATION

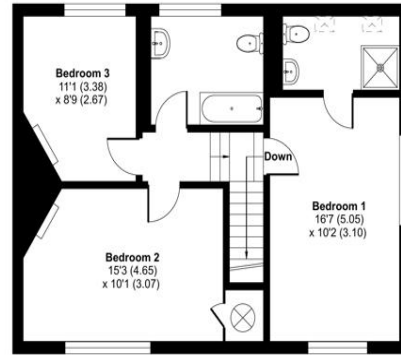
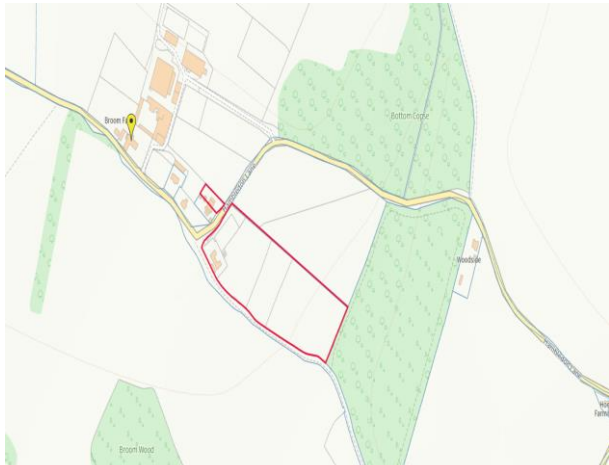
Soberton is a traditional Meon Valley village which is bordered by Newtown and Droxford. In the centre of the village is a War Memorial, the 16th century church of St Peter and St Paul and the White Lion 17th century public house and the village hall, the function room is licenced and there are various 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.

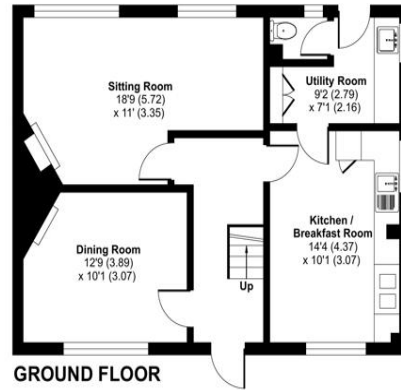




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



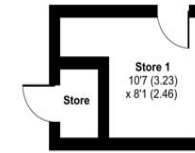
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 13 OUTBUILDING 11 / 12



OUTBUILDING 14



OUTBUILDING 1

OUTBUILDING 2 / 3 / 4 / 5 / 6 / 7 / 8 / 9 / 10

Approximate Area = 1298 sq ft / 120.5 sq m (excludes store)
 Outbuildings = 1981 sq ft / 184 sq m
 Total = 3279 sq ft / 304.5 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). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1096767





LOCAL AUTHORITY

Winchester City Council

COUNCIL TAX BAND

E

GUIDE PRICE

Offers in excess of £1,100,000

TENURE

Freehold

(Agents Note – Private drainage, no gas)