



Forester Row, Heath Road, Soberton, Southampton, Hampshire, SO32 3AS





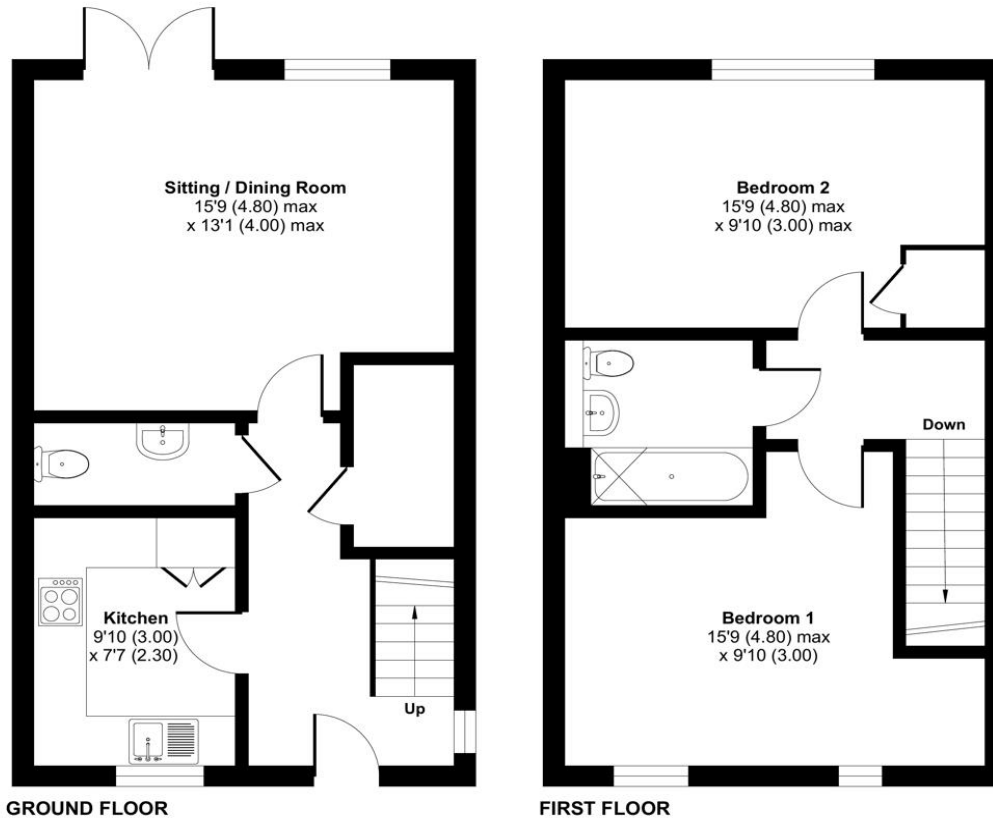
## ACCOMMODATION

Located on a select development of homes in the beautiful village of Soberton, this two-bedroom semi-detached property offers well-presented and naturally light accommodation throughout. The spacious and welcoming entrance hallway has ample space for coats and shoes, with access to the guest cloakroom. A cosy sitting room is light and airy throughout enjoying French doors opening to the rear gardens. A fit-for-purpose kitchen is located at the front of the home with wall and floor-based units accompanied by high-quality appliances. On the first floor, there are two double bedrooms, all served by the comfortable family bathroom. To the rear of the property, the enclosed garden allows for a relaxed atmosphere and is predominantly laid to lawn with a patio terrace. A private driveway is located to the front of the home and additional parking is also allocated to the home within the close. The property was built to a high specification throughout and the quality of the build and development itself offers a magnificent blend of homes and greenery with access to local walks and bridleways.



Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	89
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1106861



## 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 Bishops 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

- Impressive two-bedroom semi-detached home in a desirable village location
- Sought-after local development of high-specification homes
- Sitting room with French doors to the garden
- Guest cloakroom and family bathroom
- Private rear garden
- Parking for two vehicles and additional visitors' parking

### LOCAL AUTHORITY

Winchester City Council  
Council Tax Band: D

### ASKING PRICE

£140,000

### TENURE

Leasehold  
Unexpired Years: 118  
Annual Ground Rent: £250  
Ground Rent Increase: TBC  
Ground Rent Review Period: TBC  
Annual Service: TBC

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*

### AGENT NOTES

Private drainage, awaiting Environmental Agency Compliance Certificate  
Any prospective buyers must be eligible under Hyde Homes criteria. Please contact Charters of Bishops Waltham for more information