



APPLETREE HOUSE

Station Road, Soberton, Southampton, Hampshire, SO32 3QU

Carter Jonas

APPLETREE HOUSE, STATION ROAD, SOBERTON, SOUTHAMPTON, HAMPSHIRE, SO32 3QU

- Sitting room
- Dining room
- Kitchen / breakfast room
- 3 bedrooms
- Upstairs shower room
- Downstairs bathroom
- Brick built storage shed
- Exquisite rear gardens
- Front garden with driveway

DESCRIPTION

This handsome period home offers great flexibility, with the potential to improve and extend if required (subject to obtaining the relevant consents). The current layout is as follows. A porch is accessed via a covered veranda and leads onto the internal hallway with access to all of the principal reception rooms. The dining room and kitchen have views to the front, and the elegant dining room has a bay window and feature fireplace. The kitchen has a range of base and eye level units, space for a table and the room is double aspect. The drawing room is to the rear, and is bright and well proportioned, with fireplace and built in cabinetry. In addition, there is a ground floor bathroom and a door from the hallway to the rear garden. First floor accommodation comprises 3 generous bedrooms and a separate shower room.

CHARMING VICTORIAN VILLA WITH COUNTRYSIDE VIEWS



VIEW

OUTSIDE

Externally, the gardens are delightful, and are a particular feature of the property, having been very well stocked and maintained over the years. A number of mature trees are established, along with various beds and borders, all interspersed with lawned areas. To the immediate rear of the house is a brick-built storage shed and further covered store. There is a garden to the front and a driveway. The front of the property affords delightful views over neighbouring countryside.

LOCATION

Soberton is within the highly sought after Meon Valley, which itself is nestled within the South Downs National Park. The area surrounding the village is predominantly rural with some beautiful scenery to be enjoyed with plenty of footpaths and bridleways. The country town of Bishops Waltham is within a short drive as is the village of Wickham, both of which offer a range of shops and services.

This area is particularly desirable for its accessibility providing country living yet within easy driving distance of the major centres of Southampton, Winchester and Portsmouth. The A3M, M27 and M3 can all be accessed within a short drive.

Nearby schools include Meonstoke infant school, Newtown Soberton infant school and Droxford Junior school. Swanmore College is the nearest secondary school, and there are a good selection of independent schools including Boundary Oak in Fareham and Churchers College in Petersfield.



ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity. Mains water, not metered. Septic tank. Oil central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council. Council Tax Band: F.

Viewings: Strictly by appointment through the agent, Carter Jonas.



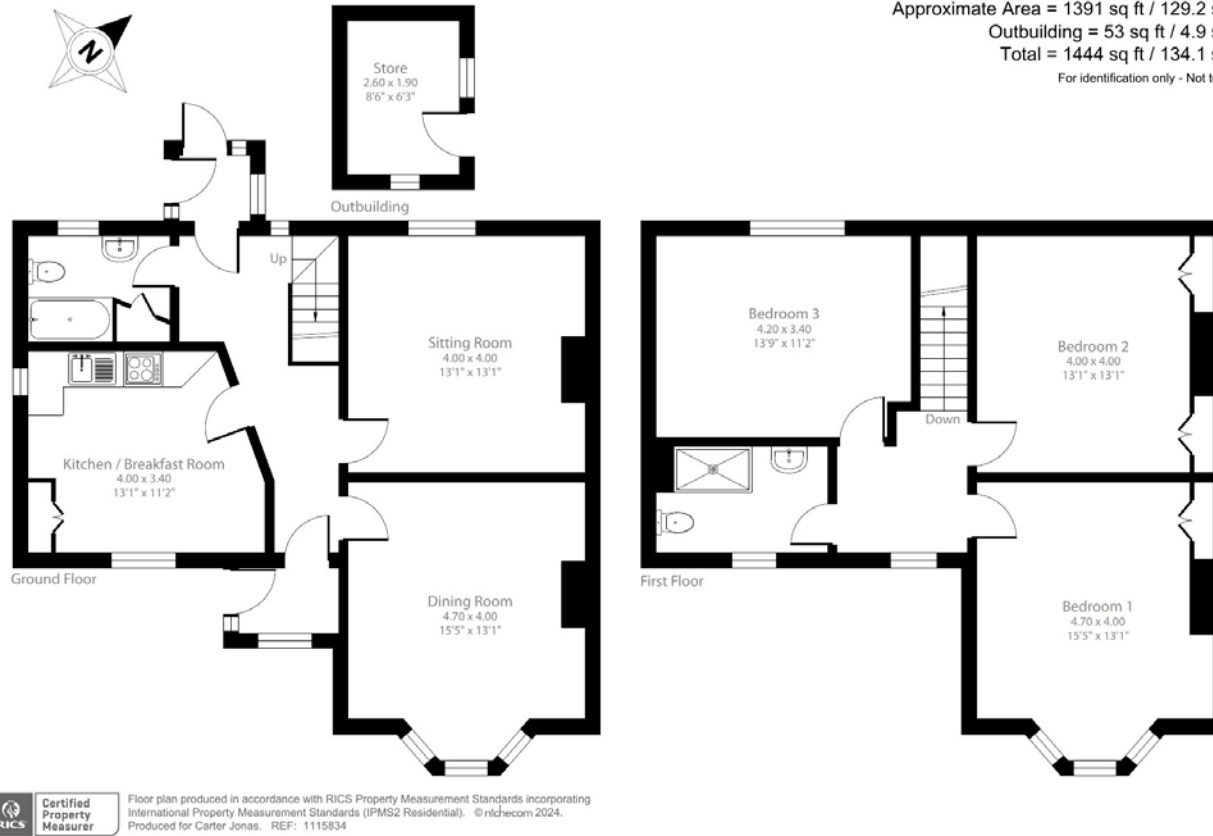
Appletree House, Station Road, Soberton, Southampton, SO32

Approximate Area = 1391 sq ft / 129.2 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1444 sq ft / 134.1 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). © rlclicom 2024.
Produced for Carter Jonas. REF: 1115834

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.