



## MEON LEA

Police Station Lane, Droxford, Southampton, Hampshire, SO32 3RF

Carter Jonas



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## MEON LEA, POLICE STATION LANE, DROXFORD, SOUTHAMPTON, HAMPSHIRE, SO32 3RF

- Three bedrooms
- Two receptions
- Kitchen/Breakfast room
- Completely renovated
- Burlington bathroom fittings
- South Downs National Park

### DESCRIPTION

Having just been completely renovated to high standard this property now offers almost 2000 sq. ft of accommodation, a perfect balance of modern convenience with character and charm. Further planning permission ((SDNP/22/01124/HOUS) to extend further should you require additional accommodation.

Accessed by full height gates onto a shingle driveway and open gardens. The entrance door opens to the light and spacious entrance hall, with stairs rising to a half landing before continuing to the first floor. From the entrance hall you have doors through to the sitting room, dining room, cloakroom, utility and kitchen/breakfast room. The kitchen/breakfast room is a triple aspect room which is fitted with shaker style units with wood block tops, and a range of built in appliances, with the island creating a subtle divide in the space and doors opening onto the garden. On the first floor you will find three double bedrooms, ensuite shower room and further bath/shower room.

### OUTSIDE

Outside the property enjoys a ¼ acre plot enclosed by a combination of traditional walls and timber fencing with an array of established planting.

## STUNNING DETACHED HOME ON THE EDGE OF THE VILLAGE



## LOCATION

Droxford is perfectly located within the Meon Valley and forms a cluster of villages and settlements along the valley, being just 5 miles from the medieval town of Bishops Waltham and the larger village of Wickham and within 15 miles of Petersfield & Winchester both of which are on the main line serving London Waterloo within 1 hour.

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 Churcher's College in Petersfield, as well as Prince's Mead, St Swithun's and Twyford Prep in Winchester.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electric, mains water. 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, 01962 842742.

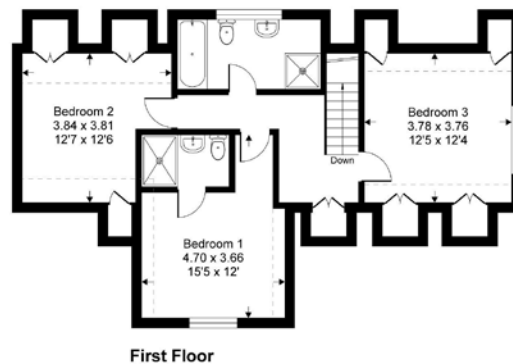
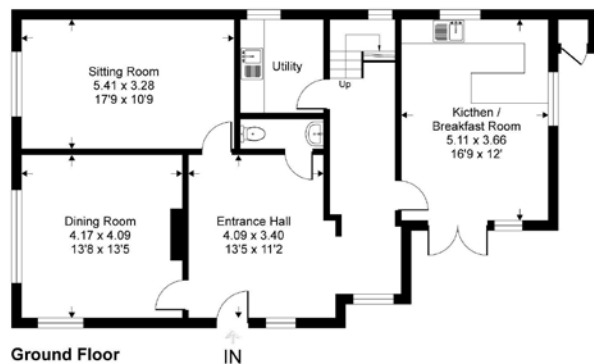
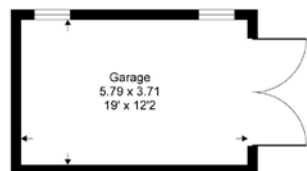






## Meon Lea

Approximate Gross Internal Area = 144 sq m / 1552 sq ft  
 Approximate Garage Internal Area = 21 sq m / 231 sq ft  
 Approximate Total Internal Area = 165 sq m / 1783 sq ft  
 (excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
 Produced for Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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