



Sheep Pond Lane, Droxford, Southampton, Hampshire, SO32 3QZ

**Winkworth**

Sheep Pond Lane, Droxford, Southampton, Hampshire, SO32 3QZ

## Fabulous Detached Family Home in Rural Location with No Forward Chain

A wonderful, detached house in a rural location, offered with no forward chain. Lovingly maintained and with a perfect balance to the accommodation, this is a superb house for a wide variety of buyers.

A large central hall, accessed via a covered outer porch, is a most impressive start, with reception areas radiating from it. To the left, the good sized sitting room has an attractive fireplace with inset wood burner and double doors out to the bright conservatory. To the right a stunning walk-through snug is a wonderful space to relax with a book and leads on to the triple aspect kitchen/breakfast room. This room is spacious and well-fitted with an integrated range style cooker and ample floor and eye-level units. There are bifold doors opening out on to the decked garden area and windows front and back allowing an abundance of natural light. A generous utility room lies just off the snug and there is a useful boot room with a door leading out to the garden beyond.

Towards the rear of the house the dual aspect dining room is a lovely bright space overlooking the garden. A family room, currently being used as a home office, is located adjacent to the dining room, and there is a further study/office to the front of the property. A smart downstairs WC completes the accommodation on this floor.

From the hall, stairs lead up to the first floor where four good bedrooms are located. The principal bedroom enjoys views over the garden and has a fabulous en-suite bathroom which is large enough to contain both a corner bath and a shower cubicle. To the front of the property lie two further generous double bedrooms, one with the benefit of a clever en-suite WC and wash basin behind folding doors, the other with large double fitted wardrobes. A fourth bedroom and modern family bathroom with shower over the bath are also situated on this floor.

The delightful lawned garden is a perfect play area for children and is bordered with a variety of shrubs and trees. In addition, there is an attractive, landscaped, decked area which is perfect for al fresco dining. Ample parking is available on the driveway in front of the detached double garage which lies to one side of the house.





# Courtlands House

Approximate Gross Internal Area

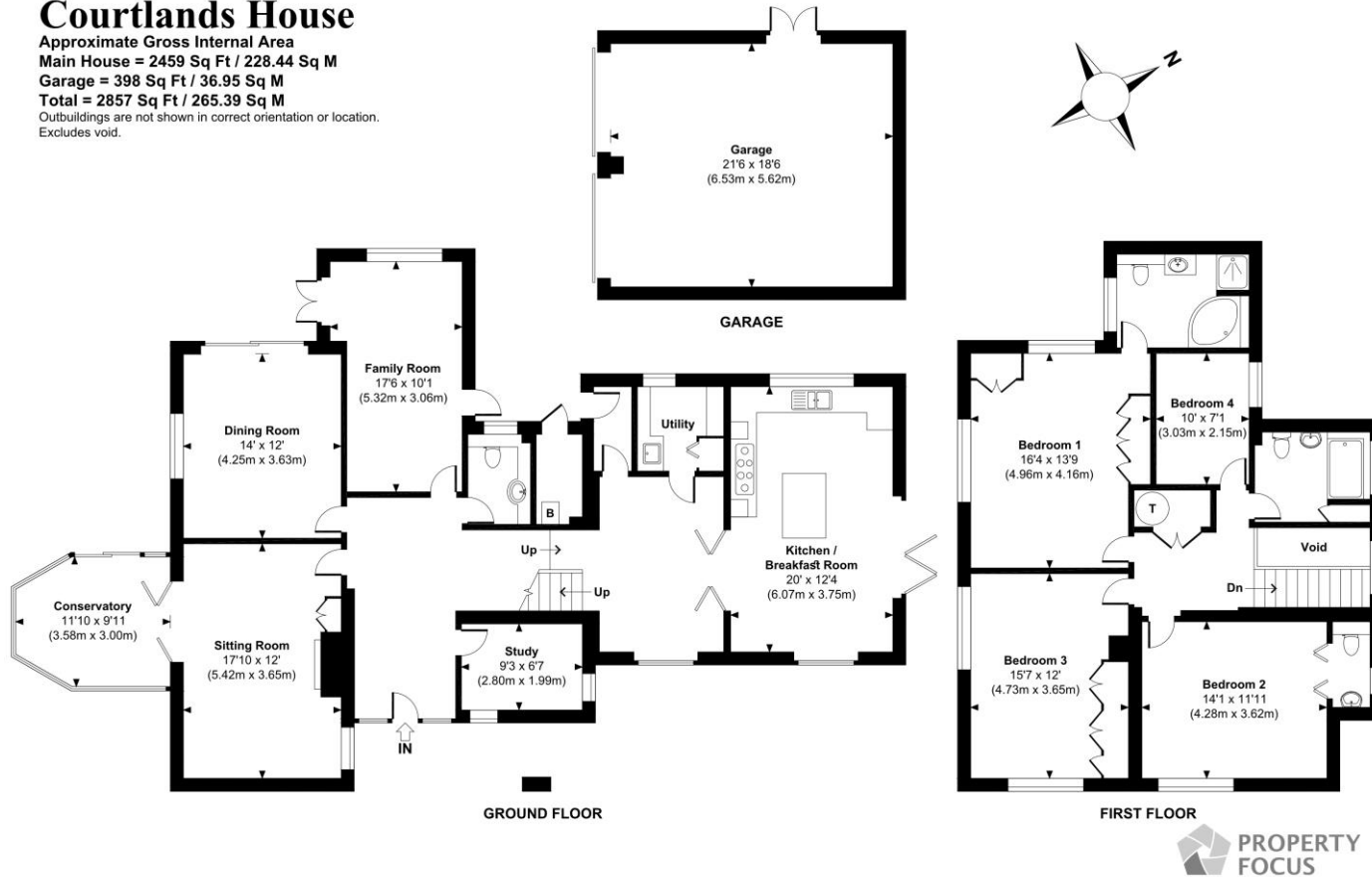
Main House = 2459 Sq Ft / 228.44 Sq M

Garage = 398 Sq Ft / 36.95 Sq M

Total = 2857 Sq Ft / 265.39 Sq M

Outbuildings are not shown in correct orientation or location.

Excludes void.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

## Sheep Pond Lane, Droxford, Southampton, Hampshire, SO32 3QZ

### Directions

From our offices in Southgate Street turn right onto St Cross Road, then after 0.8 miles turn right onto Kingsgate Street and left onto Garnier Road. At the first roundabout take the second exit onto St Catherine's Way towards Southampton and M3 and then use the next roundabout to make a U-turn, followed by a left turning onto Morestead Road towards Morestead and Corhampton.

After 8.7 miles turn left onto Corhampton Lane and then right onto Shepherds Farm Lane. Just over half a mile later take a left turn into Sheep Pond Lane and the property is approximately one mile further along, on the right hand side.

### Location

The village of Droxford is well positioned in the lower Meon Valley and within the South Downs National Park. There are excellent amenities in the village including a post office/village store, several pubs, doctors' surgery, garage and convenience store. The River Meon runs through the eastern side of the village and to the west there is rolling farmland. There are many footpaths in the area for anyone who enjoys walking and the Meon valley bicycle trail follows the old railway line connecting Wickham to West Meon, which can also be walked.

Further afield Winchester and Petersfield are just over 13 miles away and have mainline stations with train services to London Waterloo. The larger centres of Portsmouth and Southampton are also all within reasonable driving distance and the M27 locally gives easy access to the Solent and the South Coast as well as links to the A3 and M3.

**Tenure:** Freehold

### Services

Mains electricity and water, oil fired central heating and private drainage

**Winchester City Council**

**Council tax band:** G

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

## Winkworth Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently