



The Small House, High Street, Droxford, Hampshire

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The Small House

High Street, Droxford, Southampton, Hampshire SO32 3PA

A large, detached, Grade II listed village house full of character and charm

Winchester 12.5 miles (London Waterloo from 59 mins) Petersfield 13 miles (London Waterloo from 63 mins), Southampton 16.5 miles,

Reception hall | Sitting/dining room | Garden room | Study | Kitchen/breakfast room | Utility Cloakroom | Principal bedroom with en suite bathroom | 3 Further double bedrooms | Family bathroom | Basement | Double garage | Potting shed | Garden | EPC Rating E

The property

This charming, well-proportioned, Grade II listed house is understood to date back to the 16th Century. It is timber framed and constructed of brick elevations under a tiled roof.

Inherent features are present throughout the property and include the open fireplace in the superb drawing room, a good size cellar and a wealth of exposed beams. The house has plenty of natural light and although the house has been well maintained, it would benefit from some modernisation.

Outside

The house is approached off the High Street through wooden double gates and onto a driveway which provides parking for several vehicles in front of the double garage. A brick wall surrounds the boundary and conceals the property from the road. The garden lies predominantly to the rear of the house and is

mainly laid to lawn with herbaceous shrub and flower borders. There are a variety of specimen trees which provide colour throughout the year. There is a good greenhouse, shed and a wood store.

Location

The Small House is positioned in the heart of the village of Droxford which is located within the South Downs National Park. Droxford has been voted the best small village 2023 in Hampshire and Isle of Wight and was also runner up in the Best Open Spaces by the Hampshire Association of Local Councils. The village benefits from a junior school, a village pub, post office, doctors' surgery, garage and petrol station with a shop. More extensive facilities can be found in Bishops Waltham and the Cathedral City of Winchester, with railway services from both Winchester and Petersfield providing access to London Waterloo in approximately 1 hour.

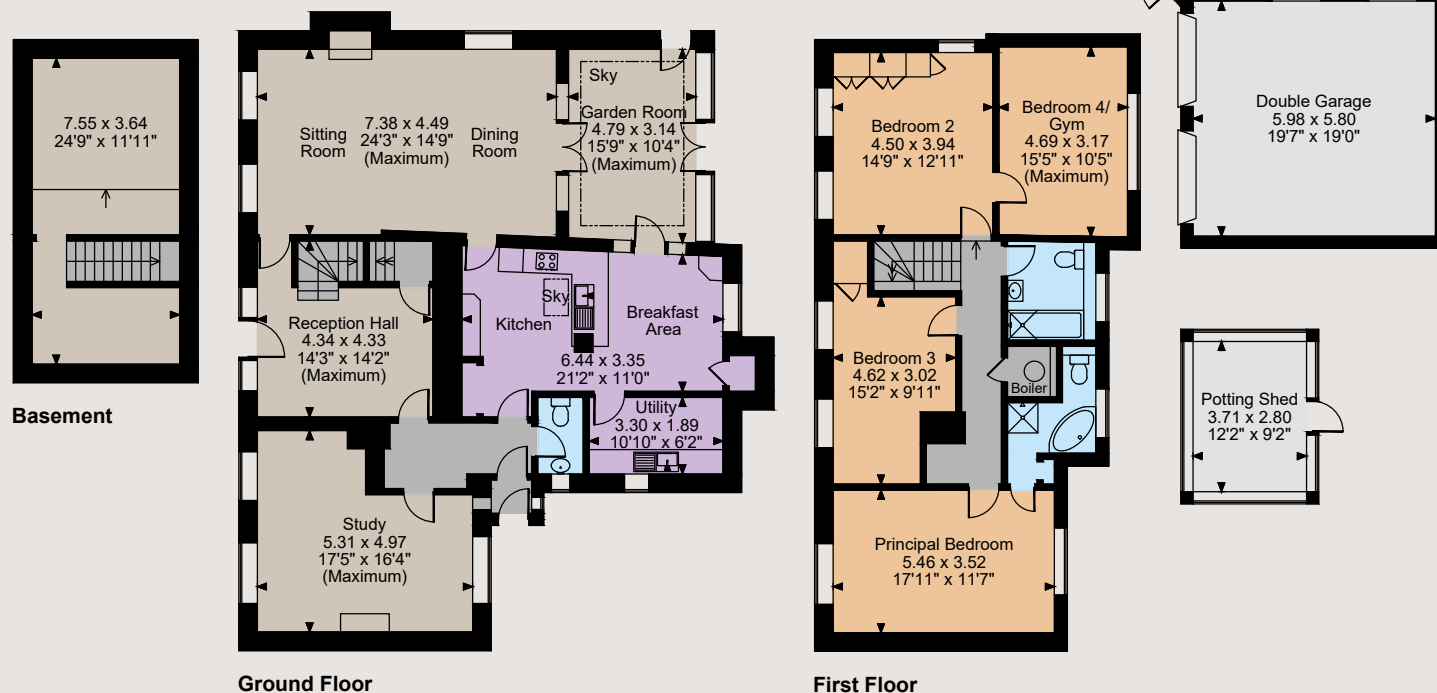
The beautiful Meon Valley is well known for a range of outdoor pursuits including walking and riding, with a cricket club in the village of Droxford, golf at Swanmore Golf Centre and Corhampton Golf Club, and sailing on the Solent and the Hamble.

For those with families the local schools include Droxford Junior School, Swanmore Church of England Primary School, Ridgemean Junior School and Swanmore College at secondary level. There are also numerous independent schools which include Winchester College, The Pilgrims School, Twyford School, St Swithun's School for Girls, Wykeham House School, West Hill Park at Fareham, and King Edward VI School in Southampton, with a coach service from Swanmore Lane.





Floorplans
House internal area 2,766 sq ft (257 sq m)
Double Garage internal area 373 sq ft (25 sq m)
Outbuildings internal area 180 sq ft (17 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

what3words:///column.grows.from

General

Local Authority: Winchester City Council
Services: Mains water and electricity, oil fired central heating. Private drainage.
Council Tax: Band G
Tenure: Freehold
Guide Price: £950,000

Winchester

6 Jewry Street, Winchester SO23 8RZ

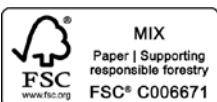
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