












Midlington House

Swanmore Road, Droxford, Hampshire

Charming wing of this picturesque property in the heart of the South Downs National Park.

A truly unique home which forms part of this stylish country house. With bright, spacious rooms as well as charming views across the surrounding gardens and farmland beyond.

 2 RECEPTION ROOMS	 3 BEDROOMS	 2 BATHROOMS
 2 SINGLE GARAGES	 1.14 ACRES (SHARED)	 FREEHOLD
 RURAL	 1836 SQ FT	 GUIDE PRICE £750,000



The property

Forming part of this beautiful Queen Anne style residence, is the delightful home we see today. Arranged over two floors, the property offers excellent accommodation with a modern twist on a classically styled home.

The entrance hall is bright and spacious with a warming log burning and space to be utilised as a cosy snug or office as required. Ample storage can be found in the useful utility room with space for a washing machine and tumble dryer as well as a sink.

The entrance hall leads to the homes centrepiece, the kitchen breakfast room. With elegant sash windows and breakfast bar style island unit, this is an incredibly useful space that would quickly become the hub of the home. There is a recessed range as well as space for an American-style fridge-freezer, as well as base and eye level units offering plenty of storage solutions. Of particular note are the high ceilings and bespoke shutters which fit so perfectly with the style of the home.

The dual aspect sitting room overlooks the rear gardens of the property and is bright and spacious, with a contemporary electric feature fire and recessed alcoves, the current owners have created a unique and splendid room which would be excellent for entertaining and relaxing alike.

Stairs lead to the first floor where there are three bedrooms and a bright and welcoming landing area. The principal bedroom is spacious with glorious views across the grounds and an adjoining en-suite with a corner shower and useful storage cupboard. Bedroom two resides in the corner of the home so takes in dual aspect views of the ground, with a useful storage cupboard and high ceilings it shares access to the modern bathroom with bedroom three.



Outside

The home is surrounded by glorious grounds extending to 1.14 acres with open lawn as well as more secluded seating areas and a terrace immediately to the front of the home which the current owners maintain as their own space.

The home also has the benefit of two single garages and parking is plentiful surrounding the home. There is also shared use of a potting shed and store to the side of the home.

Location

Positioned within the pretty village of Droxford which is located within the South Downs National Park. Droxford has been voted the Best Small Village 2023 in Hampshire and the 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, Ridgemoor 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.



Distances

- Winchester 12.5 miles
- Petersfield 13 miles
- Bishop's Waltham 5.5 miles

Nearby Stations

- Botley Station 6.4 miles
- Winchester Station 13.7 miles
- Shawford Station 11.2 miles

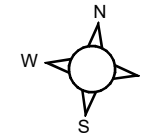
Key Locations

- Southampton Airport 13.7 miles
- Heathrow Airport 63.7 miles

Nearby Schools

- Droxford Junior School
- Meonstoke C of E
- The Twyford School
- Winchester College
- St Swithun's
- Peter Symond's College





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

Main House internal area 1,534 sq ft (143 sq m)

Garaged internal area 302 sq ft (28 sq m)

Total internal area 1,836 sq ft (171 sq m)

For identification purposes only.

Directions

Postcode: SO32 3PT

what3words: ///soups.sectors.tailors

General

Local Authority: Winchester City Council

Services: Mains water, mains gas and electricity.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Wayleaves and easements: There are certain rules for the quiet enjoyment of the communal grounds. Within the South Downs National Park.

There is a maintenance charge which covers Gardening, buildings insurance, sewerage and window cleaning costs which was £1,632 PA for 2024.

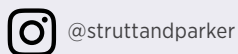
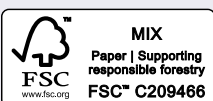
Winchester

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