

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

'MEADOWVIEW'

Ingoldfield Lane, Soberton, Hampshire SO32 3QA

An attractive three bedroom semi-detached house located in the heart of the Meon Valley.



**With large rear garden, sheds, decking, pond,
hot-tub (not-checked)**

AVAILABLE FOR SALE BY PRIVATE TREATY

PRICE GUIDE: £500,000

VACANT. NO FORWARD CHAIN



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DIRECTIONS: See **Location Plan**. Meadowview is located approximately 1 mile off the A32 road which passes through the Meon Valley.

'**MEADOWVIEW**' is an attractive and well maintained three bedroom semi-detached house of brick under clay tile roof, and set within a good sized garden and extending in all to 0.14 acre (0.06 Ha).

The accommodation extends to approximately 1,379 ft² (128m²) – see **Floor Plan**. The position of the property is set back from Ingoldfield Lane and offers views over the neighbouring countryside.

The **ground floor** accommodation on offer comprises: **Entrance Hall**, with access to spacious split level **Kitchen/Dining Room** containing a range of modern, fitted wall and floor units with marble work surface. There is an inbuilt fridge, freezer, oven/grill, dishwasher and a stylish induction hob with extractor fan behind that rises from the worktop. Space/plumbing for a washing machine. A large Concertina French window opens out onto the adjoining timber decking area. The Velux roof lights are electrically operated from a hand-held remote control. From the kitchen, there are a couple of steps leading to a small **snug/seating area**. **Downstairs cloakroom**. **Study** which contains a feature fireplace. **Sitting Room**, with open fireplace, and French windows to the decking area/garden.

The **first floor** accommodation comprises **three bedrooms**, one with **en-suite shower room** and toilet. **Family Bathroom**.

Outside, the rear garden is mainly laid to lawn with a fish pond. Garden sheds. Electricity supply. There is also an area of decking adjoining the house (south facing) with a hot tub (which we have not tested and has not been used recently/frequently). To the front of the property is a paved parking area.

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LOCAL PLANNING AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester, SO23 9LJ Tel: 01962 840222

SERVICES: Mains electricity, mains water, private drainage, telephone. The property has oil-fired central heating and hot water. A new external oil boiler has recently been installed.

COUNCIL TAX: The council tax band for the property is E and the annual charge for this property in the 2015/16 year will be £1,731.70

VIEWING: Strictly by prior appointment only and to be accompanied by the sole selling Agents Messrs Giles Wheeler-Bennett Tel: 01489 896977 Reference: DP
Contact Dominic Plumpton Tel: 07780 000201 Email: dominic@gileswheeler-bennett.co.uk

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
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MAY 2015



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	48
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

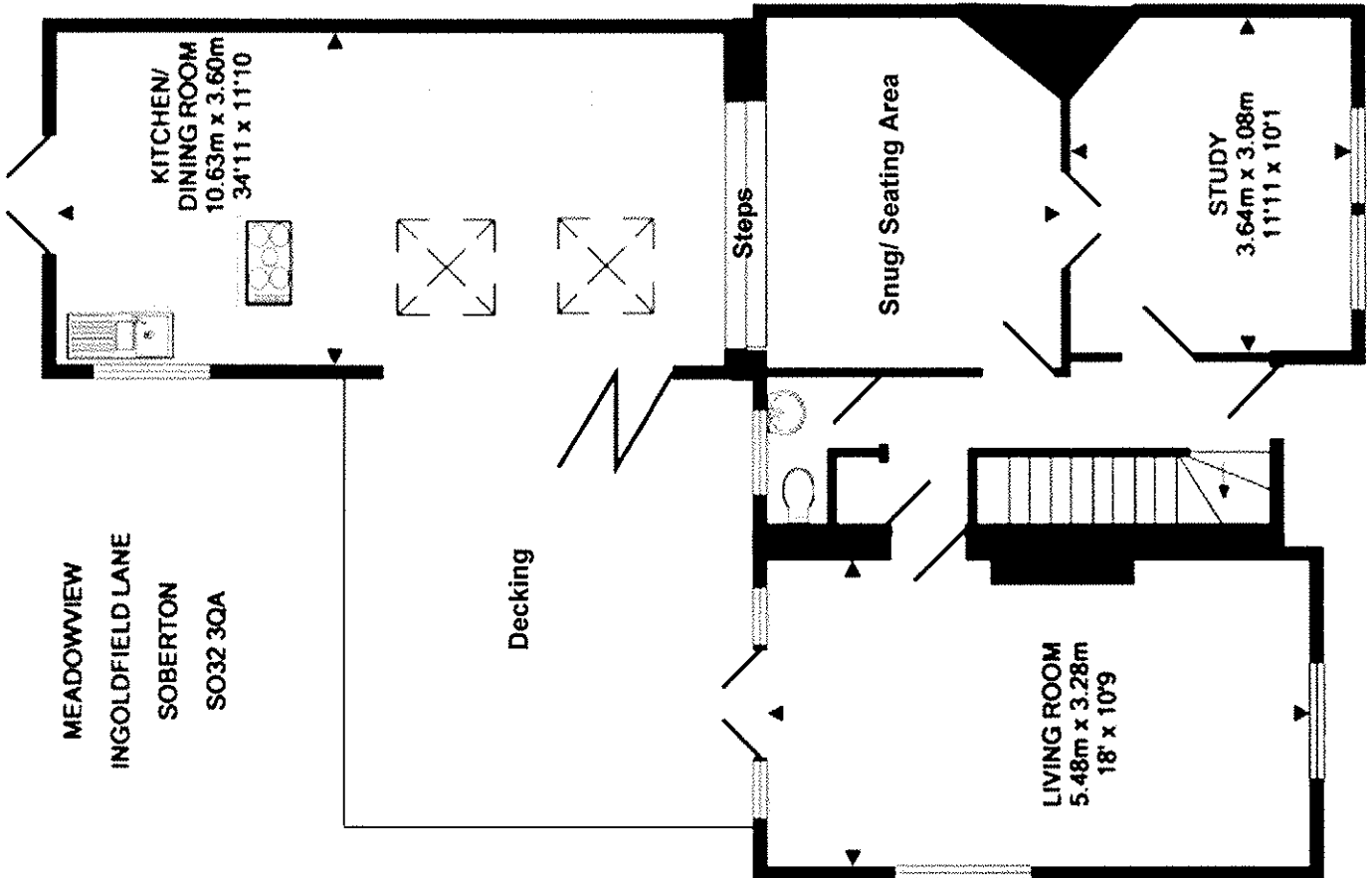
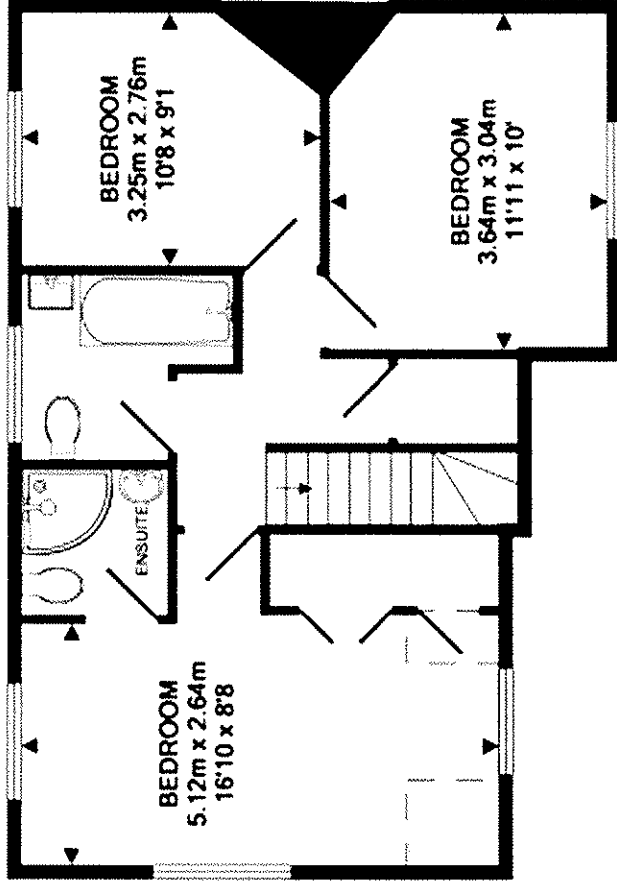
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

LOCATION PLAN



NOT TO SCALE & FOR ILLUSTRATION ONLY
APPROXIMATE INTERNAL FLOOR AREA

128 SQ MTR / 1379 SQ FT



MEADOWVIEW
INGOLDFIELD LANE
SOBERTON
SO32 30A