



WEST BARN
SOBERTON, HAMPSHIRE

JACKSON-STOPS 

Giles Wheeler-Bennett
CHARTERED SURVEYORS & LAND AGENTS

WEST BARN, SOBERTON, HAMPSHIRE SO32 3PL

UNSPOILT MEON VALLEY, A CHARMING PERIOD
HOUSE IN NEED OF MODERNISATION
SURROUNDED BY BEAUTIFUL PLANTSMAN'S
GARDENS, GROUNDS AND PADDOCKS

Offered for the first time to the market in over
50 years



DISTANCE

Droxford and local amenities 2 miles
Bishops Waltham 6 miles
Winchester 13 miles
Petersfield 13 miles (Access A3)
Southampton 16 miles

ACCOMMODATION

- Entrance Vestibule
- Reception Hall
- Drawing Room
- Dining Room
- Sitting Room
- Study
- Kitchen/Breakfast Room
- Utility/Cloakroom
- 6 Bedrooms
- Dressing Room
- 2 Bathrooms
- Box Room
- Outbuildings
- Lean-to Fuel Store
- Garden Implement Store
- Integral Single Garage
- Double Open Fronted Car Port
- Swimming Pool
- Pool Building/Changing Rooms
- Hard Tennis Court
- Plantsman's Garden
- Paddock
- Stable Block
- In all about 2.027 Acres (0.820 hectares)



THE PROPERTY

The property is a period barn converted just after World War II, however it in no way looks like a barn conversion. It is very much a house in style and has attractive colour washed brick elevations, the central section around the front door has horizontal weather-boarding and inset crittall windows under a slate roof. A great deal of the house is smothered in various choice climbers including wisteria. The accommodation is extremely well proportioned, extending to some 2993 sq ft.

West Barn has a great deal of character but now is in need of some updating and possibly re-modelling to suit modern day living. Double front doors open into a shallow entrance vestibule which continues into a reception hall. Double doors lead off into the drawing room, one wall is exposed stone and there is an open fireplace. Other principal rooms include the dining room, sitting room and study. There is a kitchen/breakfast room, a back door leads to a cloakroom/laundry room. On the first floor are six bedrooms, a dressing room, two bathrooms and a box room.

THE LOCATION

South Downs National Park

Listed in the Domesday Book under its original name, 'Sudbertone' the lovely village of Soberton lies on the eastern side of the A32 and the River Meon just south of Droxford, in the South Downs National Park.

West Barn is within walking distance of the 13th century church of St Peters, and the White Lion 17th century public house. At its centre is the War Memorial. In the neighbouring village of Droxford there is a village shop/post office, church, two public houses and a school. Bishops Waltham caters for most everyday needs, whilst the larger centres of Winchester and Petersfield are both within easy driving distance and have mainline stations to London Waterloo, at Petersfield there is access onto the A3 north, to the M25 the airports and London. The coast is easily accessible on the A32 to Southampton, Portsmouth and Chichester. The beautiful South Downs National Park covers an area of some 1600 sq kilometres, the famous South Downs Way used by riders, cyclists and walkers stretches the entire length of the park from Winchester to the white chalk cliffs of Beachy Head. It follows the old routes and Drover Ways along the escarpment and ridges of the South Downs.



OUTSIDE

From the lane (West Street), a five bar gate gives access to a gravel driveway. This provides parking and turning space and sweeps round to the north eastern side of the house and provides access to two open fronted car port/garages, and there is an integral single garage. There is also a flint and blockwork, and weather-boarded garden implement store and by the back door a lean-to fuel store for both logs, coal and this also houses the oil tank. On the south eastern side of the gardens lies an enclosed swimming pool set in a paved surround, heated by solar panels. There is a pool building with his and hers changing rooms and a further timber store housing the pool filtration plant. Just beyond the swimming pool is a hard tennis court.

The Gardens and Grounds

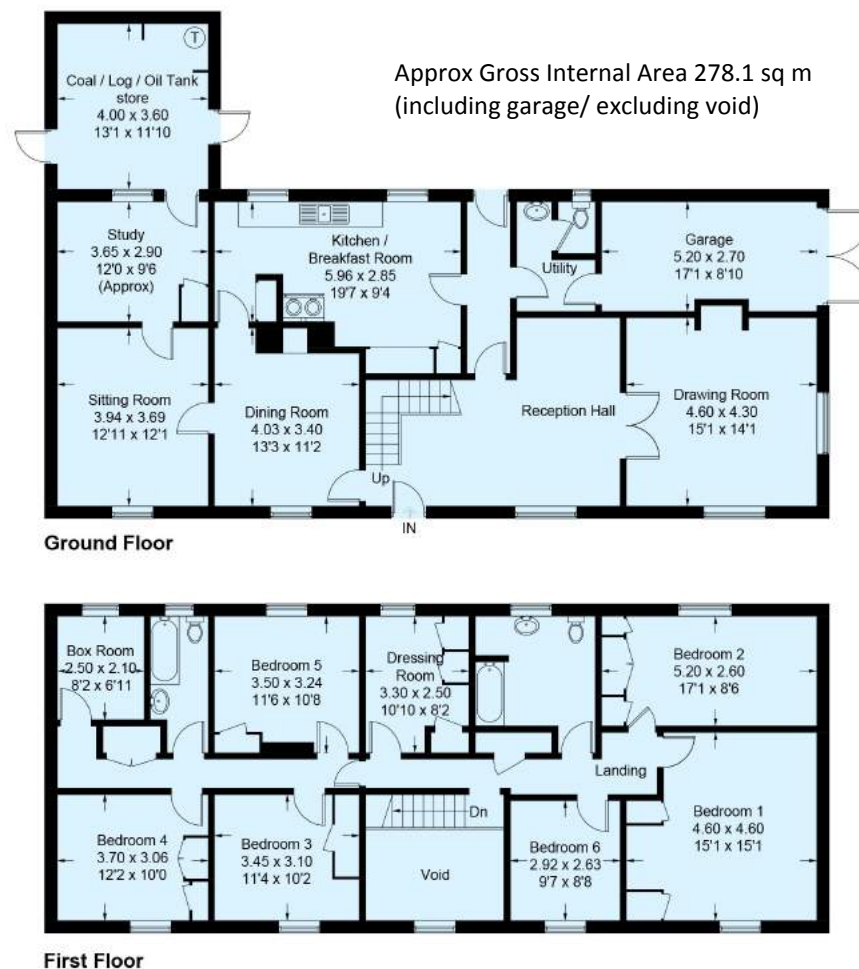
The gardens and grounds are particularly special. They provide the most wonderful setting for the house, a real plantsman's garden. As the garden was laid out, the plants, shrubs and trees were very carefully chosen. The owner was looking for good flowers, good colour and plenty of good scent. Mainly lawned, there are well stocked beds and numerous interesting trees. Rare for the Meon Valley are the woodland walkways through varieties of rhododendrons and azaleas. The house and gardens are in turn protected to the north west and south west by an L-shaped paddock. There is a stable block with three loose boxes. The gardens, grounds and paddocks extend in all to about 2.027 acres (0.820 hectares).

DIRECTIONS (SO32 3PL)

At the southern end of Droxford on the A32, at the first crossroads turn left signposted Soberton (Midlington Road) opposite Midlington Barns. Proceed to the end of the lane, turn right, past the White Lion public house, continue down School Hill past the village hall to the crossroads. Turn right into West Street and the drive to West Barn will be found after a short distance on the right hand side, approximately 80 yards.

South Downs National Park Authority

South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH.
Tel: 01730 814810.



LOCAL AUTHORITY

Winchester City Council 01962 840222.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

Council Tax Band H £3,241 payable for 2018/19.

VIEWINGS Strictly via the joint agents:-

Giles Wheeler-Bennett, Basingwell Street, Bishops Waltham, Hampshire SO32 1AJ.
Telephone: 01489 896977.

Jackson-Stops, Wykeham House, 11a Southgate Street, Winchester, Hampshire SO23 9DZ
Telephone: 01962 844299.

**WEST BARN, SOBORTON
HAMPSHIRE SO32 3PL**



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

JACKSON-STOPS, WINCHESTER

01962 844299

winchester@jackson-stops.co.uk
jackson-stops.co.uk

GILES WHEELER-BENNETT, BISHOPS WALTHAM

01489 896977

office@gileswheeler-bennett.co.uk
gileswheeler-bennett.co.uk

JACKSON-STOPS 

Giles Wheeler-Bennett
CHARTERED SURVEYORS & LAND AGENTS