

DROXFORD, SO32 3QX

'RACECOURSE COTTAGE'

With Woodland and Pasture available

Up to 3.22 acres (1.30 Ha) in all



Set in the Heart of the Meon Valley within open Countryside and the South Downs National Park. Former Farm Workers 3 bedroom bungalow (1,038 ft²) in need of some modernisation. With single garage and storage building and off road parking (Lot 1 being 0.40 acres). Pasture Land (Lot 2 being 1.00 acres) and Broadleaved Woodland (Lot 3 being 1.82 acres) also available (BUT NOT SEPARATELY).

Lot	Description	Price Guides
Lot 1	The Bungalow (0.40 acres)	£650,000
Lot 1 & 2	The Bungalow and Pasture Land (1.40 acres)	£700,000
Lots 1 & 3	The Bungalow and Woodland (2.22 acres)	£700,000
Lots, 1, 2 & 3	The Bungalow, Pasture Land and Woodland (3.22 acres)	£750,000

VACANT - NO CHAIN - OFFERS INVITED

FREEHOLD FOR SALE BY PRIVATE TREATY

VIEWING INSTRUCTIONS: **Strictly by Prior Appointment Only.** Please contact the GWB office tel: 01489 896977 to arrange a suitable date and time. It is essential to read these Particulars in full and to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to arranging to view the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage.

LOCATION: See **Location Plan**. The Property is located within 1½ mile east of Droxford Village centre, from the A32, off the Droxford to Hambledon road (B2150).

DIRECTIONS: From Droxford St Mary and All Saints Church at the centre of the village head north on the A32 towards Alton and drop down the hill approaching Meringtons Petrol Station and Meringtons store at the cross roads. Turn right signed Hambledon on the B2150 and after approx. ¾ mile Racecourse Cottage is on your left hand side immediately on the staggered crossroads. Turn left signed Sheardley Lane and the vehicular gravel access drive is immediately on the right hand side.

DESCRIPTION: (Lot 1) Racecourse Cottage is a detached 3 bedroom bungalow (providing approx. 1,038ft² gross internal area) of brick cavity walls with pebble dash render under a pitched slate tiled roof. It occupies a spacious plot with garden, parking and a short private drive extending to 0.40 acres in all.

The bungalow occupies a position offering views across open countryside and with mature broadleaved woodland immediately to the east and pasture land immediately to the north. **Lot 2 and Lot 3 provides the interested parties with an opportunity to include the woodland and/or the pasture land in any offer. See below more details on Lots 2 and 3.**

THE BUNGALOW: See **Floor Plan** which identifies the layout and dimensions of the accommodation and internal photographs (additional photos on the Selling Agent's website). There is a loft hatch access from the hall.

The bungalow has not been extended for at least 30 years. The Property is not Listed. Double glazed with PVC windows and external doors.

Lot 1– The Bungalow and Garden—In order to incorporate all of the septic tank apparatus and vent there will be an adjustment to the fence immediately inside the woodland and the rear of the concrete garage, as pegged on site and identified between positions E and F on the **Site Plan**.

CONCRETE GARAGE: Internal dimensions 6.15m x 2.85m under a pitched roof. Concrete floor. Electricity and internal lighting.

STORAGE BUILDINGS: Internal dimension 3.00m x 4.90m. Of timber frame clad with corrugated iron (tin). Concrete floor. Electricity and internal lighting.

GARDEN AND PARKING: The bungalow is surrounded by established lawn and mature broadleaved hedges with a paved area and concrete hardstanding over parts adjoining the garage. Ample parking is provided by a gravel area at the end of the short access drive.

SERVICES: Mains electricity overhead via the woodland. Private Estate water supply (Purchaser to install a submeter). Private drainage to a septic tank towards the woodland but within Lot 1. Oil fired external Worcester combination boiler. Modern double skin plastic oil tank. (No gas in the area). Wood burning stove in the Sitting Room. Telephone connected by overhead line from lane. Broadband Speed availability is indicated on the web to be 330mbps download and 30mbps upload—Not tested.

PLANNING: The Property is within an area covered by the Local Plan across the whole of the South Downs National Park. The opportunity for development will generally be limited and parties should make their own further enquiries direct to South Downs National Park Authority. Contact details below.

PUBLIC FOOTPATHS: No Public Footpaths cross any part of the Property.

PASTURE LAND: (Lot 2). The Vendor farms the adjoining pasture and grazes the field with dairy cows from time to time. The managed pasture provides an opportunity to include 1.00 acres in a purchase of Racecourse Cottage with dimensions as identified by orange wooden pegs on the **Site Plan**. There is an existing vehicular gate into the pasture close to the lane as indicated on the **Site Plan**. The Vendor will be responsible to erect a boundary fence between A and B across the new northern boundary within 2 months of completion. An overhead 11kv electricity line passes over the pasture.

There are existing covenants restricting the use of the land as set out below:

- not to erect or cause to be erected any buildings or structures
- not to stand or support any vehicle commercial vehicle mobile home caravan trailer cart boat agricultural or non-agricultural machinery
- not to do or permit or suffer to be done anything which may be or grow to be a nuisance annoyance or disturbance

WOODLAND: (Lot 3). There is an opportunity to include an area of woodland in a purchase of Racecourse Cottage. The block of woodland extends to approx. 1.82 acres of mature broadleaved woodland comprising mainly mature Oak and Ash with an understorey of Hazel. The woodland is Ancient Semi Natural woodland indicating that it has been under woodland cover for at least 400 years. The woodland provides an opportunity for recreation, conservation and firewood harvesting. An 11kv overhead electricity line passes through the woodland. There is no existing access off the B2150 Hambledon road into the block of woodland. The Purchaser will be responsible to erect a new boundary fence at the eastern boundary of the woodland as identified between positions C and D on the **Site Plan**. There is a orange wooden peg at position D identified on the roadside verge.

COUNCIL TAX: Property Band = E for year 2021/2022 = £2,325.50.

SOUTH DOWNS NATIONAL PARK AUTHORITY (SDNP): South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex GU29 9DH. Tel: 01730 814810. <https://www.southdowns.gov.uk/contact/>

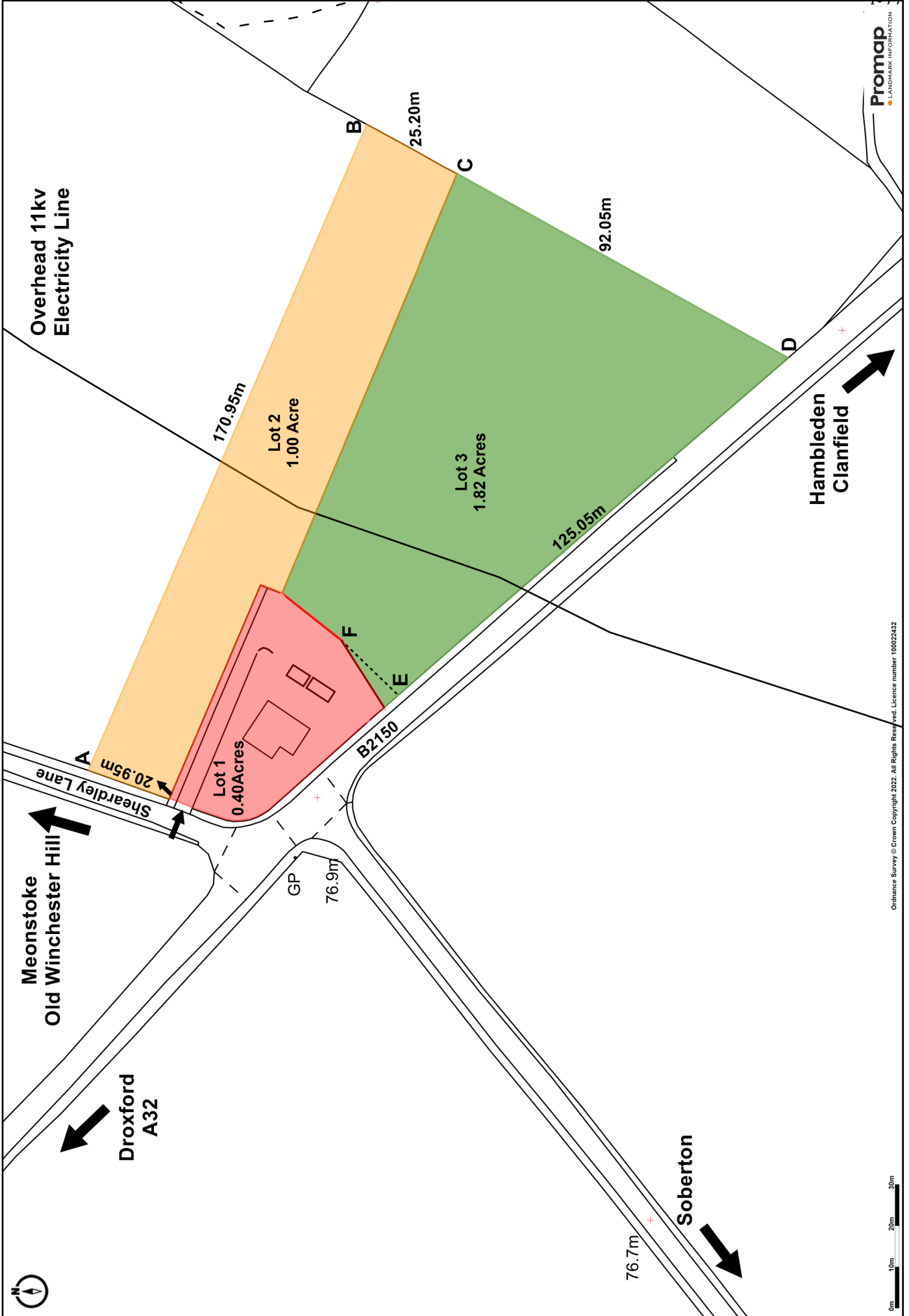
LOCAL AUTHORITY: Winchester City Council, City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. <http://www.winchester.gov.uk/>.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

For Further Information Contact:
 Dominic Plumptre
Tel: 01489 896977 **Mob:** 07780 000201
Email: dominic@gileswheeler-bennett.co.uk



SITE PLAN



FLOOR PLAN



CAR PARKING

Approximate Gross Internal Area = 96.4 sq m / 1,038 sq ft

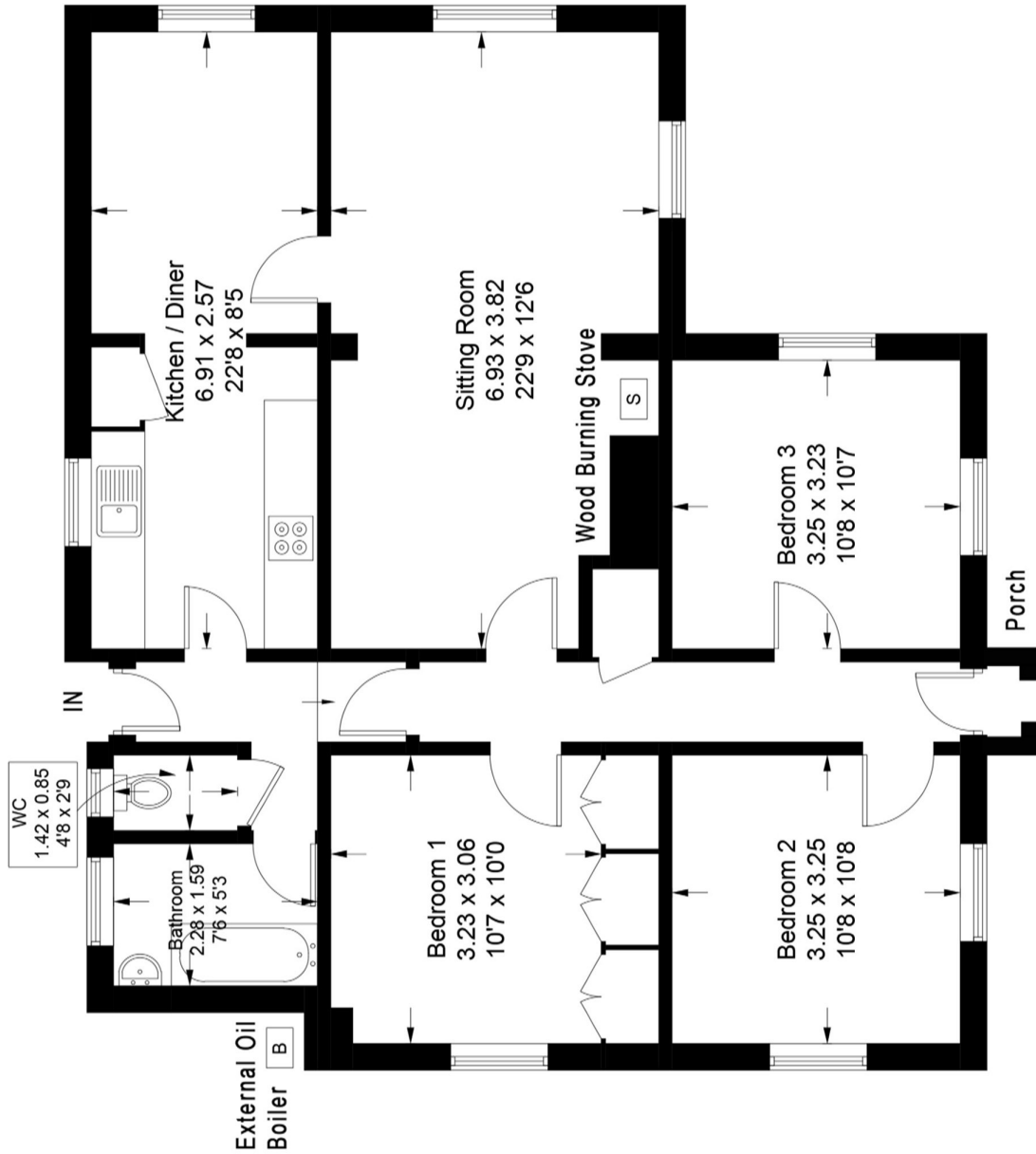


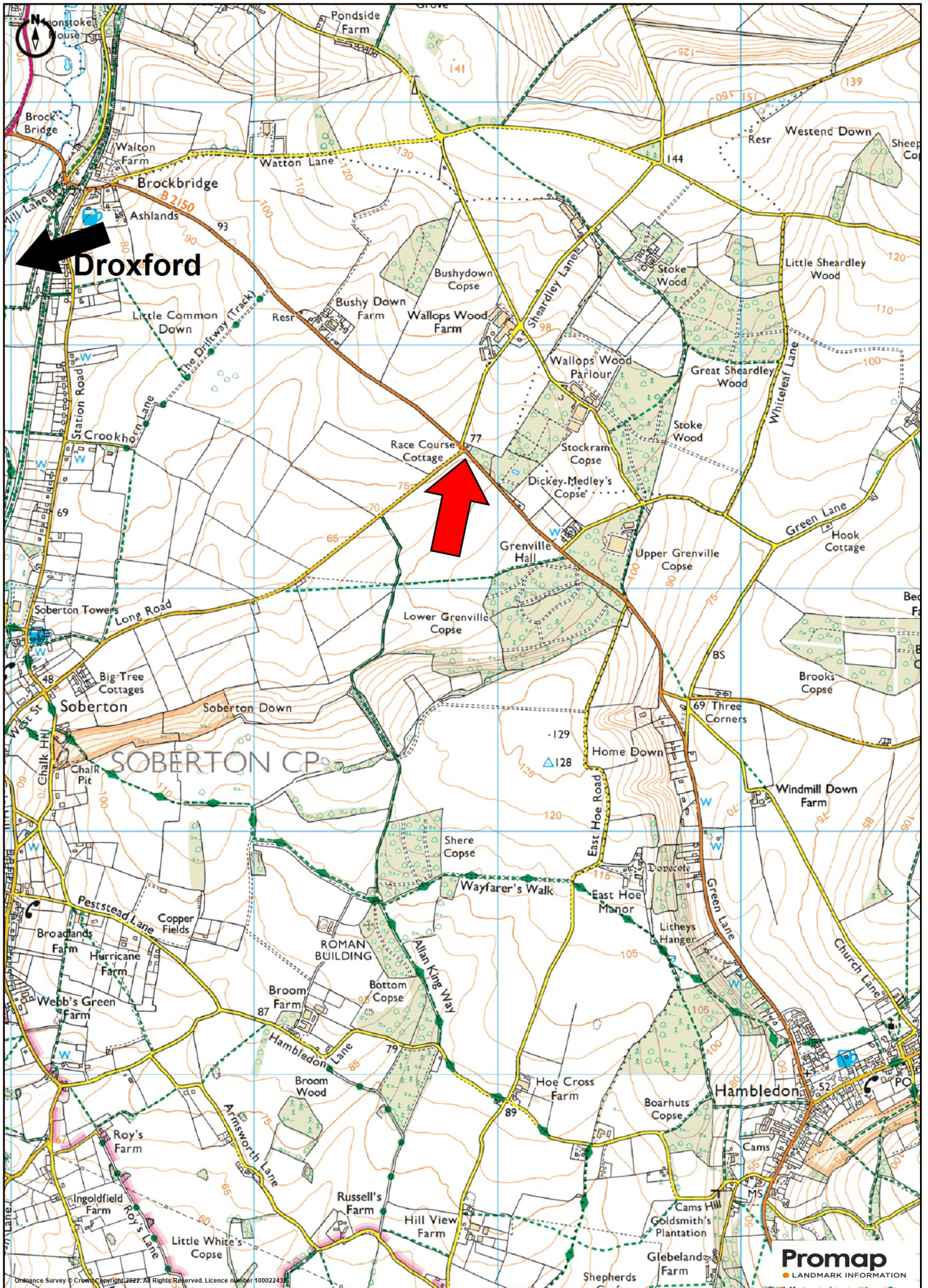
Illustration for identification purposes only, measurements are approximate, not to scale (ID83611)



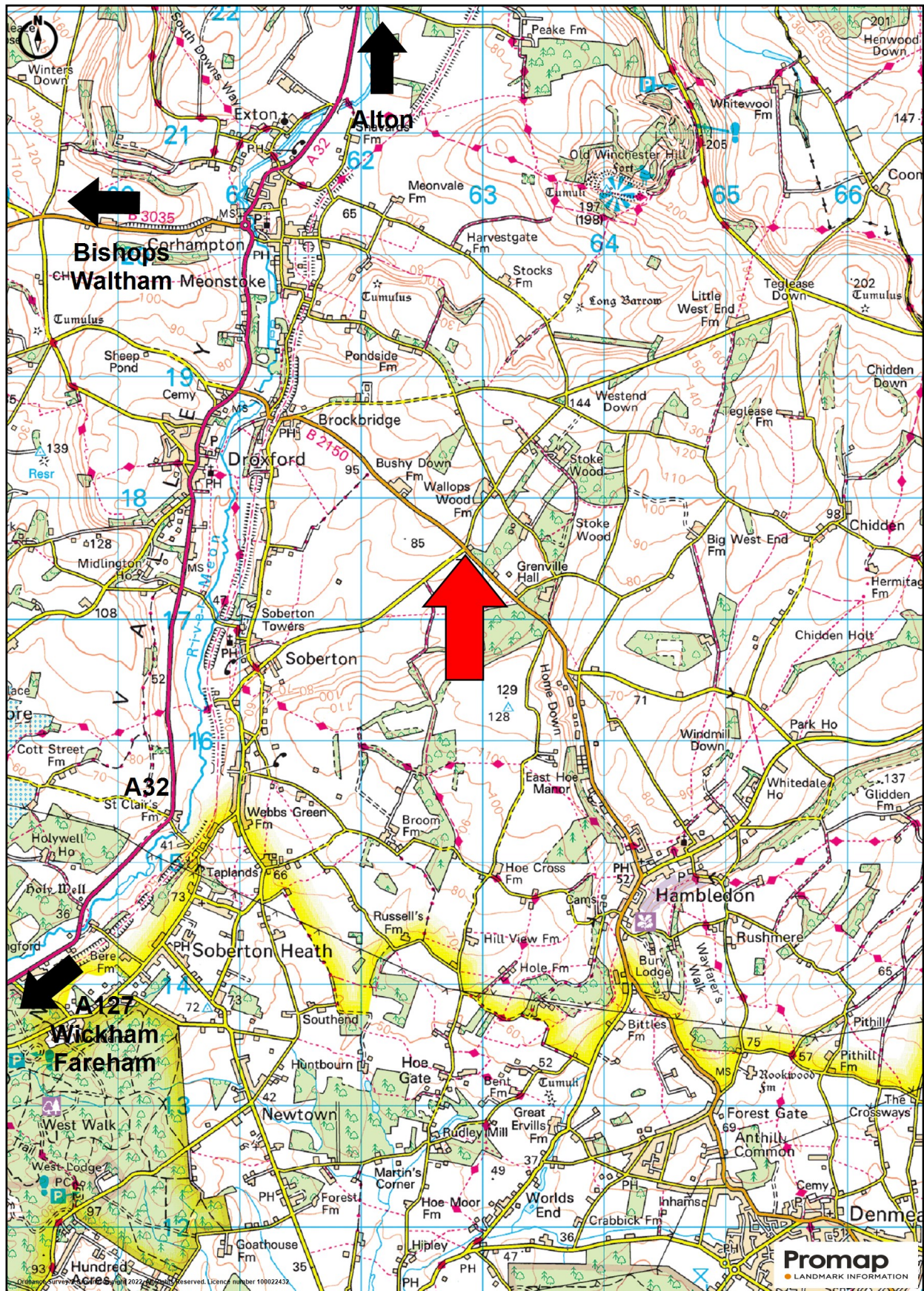




LOCATION PLAN 1



LOCATION PLAN 2



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

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.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.

March 2022