



Chestnut Rise, Droxford, Southampton, Hampshire, SO32 3NY

**Winkworth**

Chestnut Rise, Droxford, Southampton, Hampshire, SO32 3NY

## Substantial Detached Family Home in Sought-after Village

A substantial and beautifully presented, detached house in the attractive village of Droxford. The perfectly balanced accommodation is arranged in a pleasing L-shape over two floors which includes four reception spaces, five bedrooms and three bathrooms. The house is appealingly positioned on this small development of similar properties, and the raised setting adds to the impressive kerb-appeal of its part tile-hung elevations.

A large central hall, accessed via a covered outer porch, is a most impressive start, with reception areas radiating from it. To the left, the large sitting room has an attractive brick fireplace with inset wood burner, wooden floors and double doors out to the rear garden. Adjacent is a good-sized dining room, again with wooden floors and with a door through to the kitchen alongside, allowing for the possibility of creating a very large combined space if desired. The kitchen/breakfast room is again spacious and well-fitted with an integrated range-style cooker and ample floor and eye-level units arranged around a central island. There are double doors opening out onto the garden from the breakfast/family area. A generous utility room lies just off the kitchen and this has access to the side passage. A well-appointed study/office lies to the front of the property and a smart downstairs WC completes the accommodation on this floor.

From the hall, stairs lead up to the first floor where five good bedrooms are located. The principal bedroom is a fabulous, large room with an array of wardrobes, and which enjoys a fabulous, fitted en-suite shower room with double, walk-in shower and twin wash-hand basins. The second bedroom also benefits from a large, stylish en-suite and a family bathroom is conveniently located for the three remaining bedrooms to share.

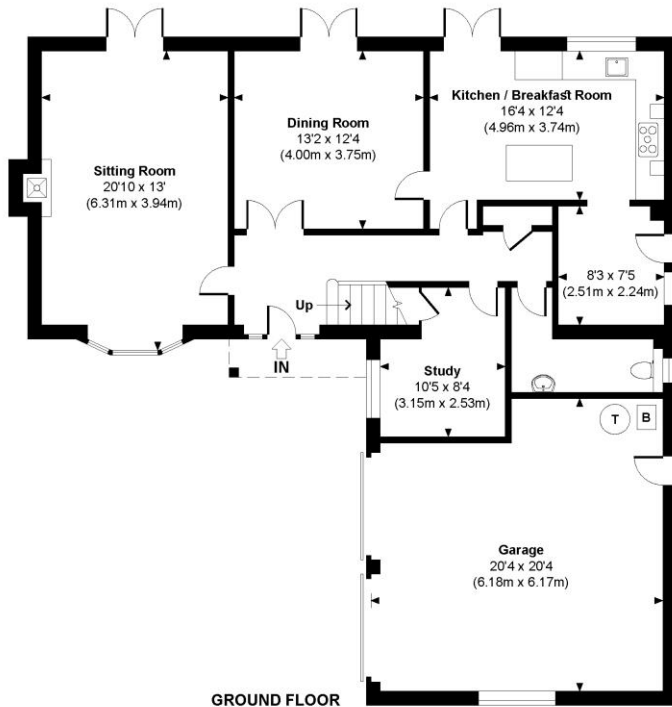
The delightful lawned garden is a perfect play area for children and is bordered with a variety of plants and shrubs in well-maintained beds. A good area of patio lies just outside the rear of the house. Ample parking is available on the block-brick driveway in front of the double garage which has twin up-and-over doors.



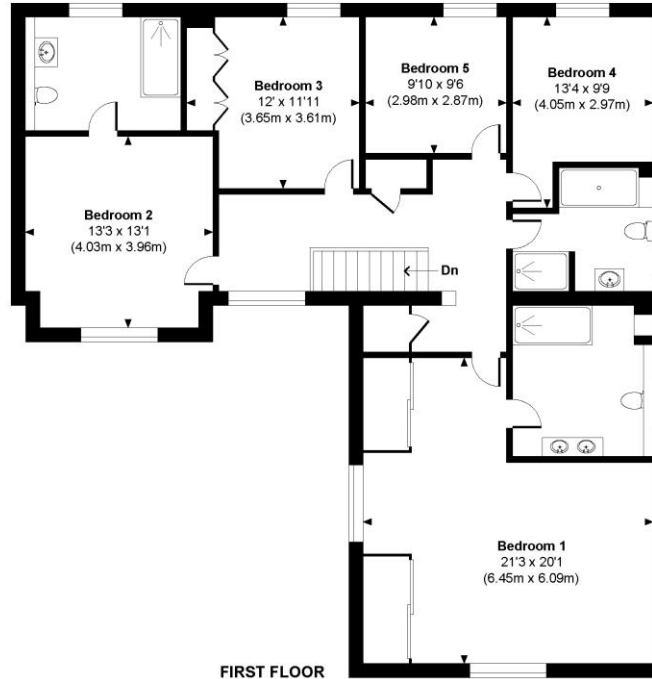


# Chestnut Rise

Approximate Gross Internal Area  
Main House = 2335 Sq Ft / 216.89 Sq M  
Garage = 380 Sq Ft / 35.34 Sq M  
Total = 2715 Sq Ft / 252.23 Sq M



GROUND FLOOR



FIRST FLOOR



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

## Chestnut Rise, Droxford, Southampton, Hampshire, SO32 3NY

### Directions

From our offices in Southgate Street turn right onto St Cross Road, then after 0.8 miles turn right onto Kingsgate Street and left onto Garnier Road. At the first roundabout take the second exit onto St Catherine's Way towards Southampton and M3 and then use the next roundabout to make a U-turn, followed by a left turning onto Morestead Road towards Morestead and Corhampton.

After 8.7 miles turn left onto Corhampton Lane and then right onto Shepherds Farm Lane. Just over half a mile later proceed straight on into Hacketts Lane. The road then becomes Northend Lane. Take the first right into Chestnut Rise.

### Location

The village of Droxford is well positioned in the lower Meon Valley and within the South Downs National Park. There are excellent amenities in the village including a post office/village store, several pubs, doctors' surgery, garage and convenience store. The River Meon runs through the eastern side of the village and to the west there is rolling farmland. There are many footpaths in the area for anyone who enjoys walking and the Meon valley bicycle trail follows the old railway line connecting Wickham to West Meon, which can also be walked.

Further afield Winchester and Petersfield are just over 13 miles away and have mainline stations with train services to London Waterloo. The larger centres of Portsmouth and Southampton are also all within reasonable driving distance and the M27 locally gives easy access to the Solent and the South Coast as well as links to the A3 and M3.

**Tenure:** Freehold

### Services

Mains electricity, oil fired heating, mains water and private drainage

### Winchester City Council

Council tax band: G

EPC rating: D

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](http://Winkworth.co.uk/winchester)

## Winkworth Winchester

2 Black Swan Buildings, Southgate Street, Winchester, SO23 9DT  
01962 866 777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

## Winkworth Country House Department

13 Charles II Street, St James's, London, SW1Y 4QU  
020 7870 4878 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

**Winkworth**

See things differently