



Maple House

3 WALTHAM CLOSE | DROXFORD | HAMPSHIRE | SO32 3NZ

Wilson | Hill

5 Bedrooms | 2 Bathrooms (1 En Suite) | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Conservatory | Study/Family Room | Kitchen/Breakfast Room | Utility Room
Larder | Double Garage | Several Useful Outside Stores & Greenhouse | Garden in all about 0.7 of an Acre (0.285 Ha)

Bishops Waltham 4.9 miles, Wickham 5.5 miles, Petersfield 13.4 miles, Winchester 11.7 miles, Portsmouth 14 miles, Southampton 16.7 miles. M27 J10 7.8 miles



| The Property

Maple House is a well planned family home with great living space located on the edge of the village in a small private close. The house has three main reception rooms, with the study/family room opening off the generous

kitchen/breakfast room and doors out into the garden, providing good day to day living area. The dining room, sitting room and conservatory provide versatile entertaining space and there is a lovely aspect looking

into the beautiful garden from the conservatory. Upstairs the five bedrooms are set off a central landing with an en suite bathroom to the main bedroom. There are plenty of fitted cupboards for handy storage.





| Location

Droxford is a lovely village community 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, local filling station with convenience store, active church, several social and sports clubs, Montessori school and well regarded junior school. The River Meon meanders through the eastern side of the village and to the west unspoilt 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.

The old market towns of Wickham and Bishops Waltham are within easy reach with their wider range of local amenities and shops. There are educational choices in the independent sector with Boundary Oak and Portsmouth Grammar School locally and further afield Petersfield is just over 13 miles and has a mainline station with train services to London Waterloo. The larger centres of Winchester, 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.



| Outside

An outer area of shared drive leads to a private entrance to the house with plenty of parking and double garage. There are shrubs providing mature screening to the front with access either side of the house to the partly walled rear garden which is a delight. Landscaped in tiers, there is an extensive area of level lawn behind the house with a paved terrace and steps up to raised borders and a vegetable area. There is a wilder area of lightly wooded garden which is gently sloping incorporating some beautiful trees (several of which have TPOs) underplanted with spring bulbs. A useful gate opens off the back corner of the garden to a rear footpath which leads to other parts of the village. Overall it is a garden which provides an interesting outlook to the house throughout the seasons but as well as great space for children or keen gardeners to enjoy. In all about 0.7 of an Acre (0.285 Ha)



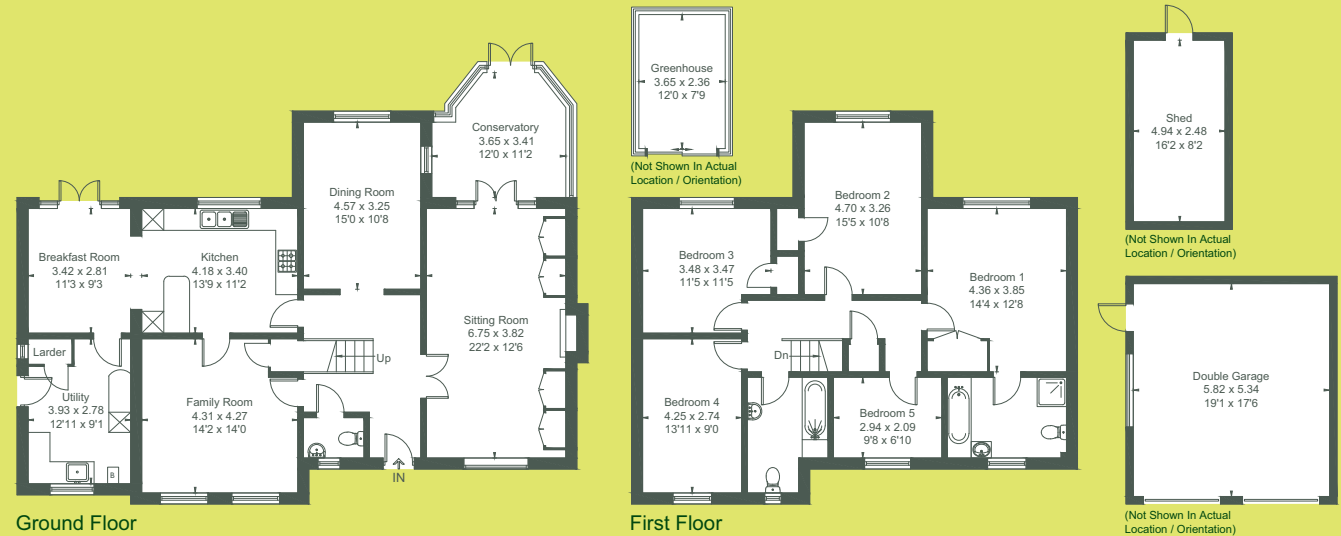
Directions to SO32 3NZ

From the A272/A32 cross roads junction (Meon Hut traffic lights), follow the A32 south passing through the villages of West Meon and Warnford. As you reach the roundabout at Meonstoke take the first exit and carry on down the A32 until you reach Droxford. Pass the petrol station and carry on up the hill, as the road levels and you see a brick and flint wall (on the right) turn right into Northend Lane. Carry on to the end and as you see the farmland, turn hard left into Union Lane. After about 100 yards turn left into Waltham Close and number 3 (Maple House) will be found straight ahead at the end of the close.



Viewing strictly by appointment.

Approximate Area = 218 sq m / 2346 sq ft
Garage / Greenhouse = 39.6 sq m / 426 sq ft
Total = 257.6 sq m / 2772 sq ft (Excluding Shed)
Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 289126

Services: Mains water and electricity, oil fired heating and private drainage.

Local Authority: Winchester City Council,
www.winchester.gov.uk, 01962 840222

Council Tax: Band G

EPC: E42

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated November 2021.

