



Yew Tree Farm
Chalk Hill
Soberton
SO32 3PH

**BYRNE
RUNCIMAN**

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YEW TREE FARM

O.I.E.O. £1,600,000

The Property

This modern spacious detached five bedroom family home offers well proportioned accommodation and extensive countryside views. It stands in an attractive large garden which opens onto paddock in a popular semi-rural location surrounded by beautiful countryside. The total plot is in the region of 2.65 acres. It also benefits from a double car port and a detached two bedroom annexe. It is a rare opportunity to be able to acquire a property of this calibre so viewing is very highly recommended.

*** POPULAR SEMI-RURAL LOCATION ***

*** SITTING ROOM* DINING ROOM* STUDY ***

*** KITCHEN/BREAKFAST ROOM ***

*** FIVE BEDROOMS * THREE BATHROOMS ***

*** ATTRACTIVE GARDEN * DETACHED ANNEXE ***

*** DOUBLE CARPORT* 2.65 ACRES* PADDOCK***

The Location

Soberton is a popular semi-rural village at the southern end of the Meon Valley. The historic village of Wickham is close by and offers all local amenities. The larger town of Fareham is nearby with easy access to the M27 motorway network.

Directions

Travelling north from Wickham on the A32, proceed past The Timber Yard then turn right at the crossroads, bear left into Selworth Lane. At the junction with the War Memorial turn left into the High Street, then right into Chalk Hill.

ACCOMMODATION

OPEN PORCH Double front doors opening to:

ENTRANCE HALL Return staircase to first floor, under stair cupboard, cloaks cupboard, radiator, doors opening to:

SHOWER ROOM Double glazed window to rear, suite comprising tiled shower cubicle, wash hand basin with cupboards below, low level w.c., built in cupboard, radiator.

DINING ROOM Double glazed windows to front and side with views of countryside, radiator.

SNUG Built in shelving, open archways to:

DRAWING ROOM Double glazed windows to front and side, double glazed casement doors to garden, fireplace with woodburning stove*, radiators.

STUDY Double glazed window to rear, radiator.

SUN LOUNGE Double glazed windows to sides, double glazed casement doors opening onto garden.

KITCHEN/BREAKFAST ROOM Double glazed windows to front and side with views of countryside, fitted with an extensive range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, central island with work surface over and cupboards below, built in electric double oven*, five ring hob* with extractor* over, integrated refrigerator*, freezer*, and dishwasher*, radiators, door opening to:

UTILITY ROOM Double glazed window to side, fitted wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, cupboard housing LPG boiler* servicing central heating* and hot water system*, plumbing for washing machine, double glazed door opening garden.

FIRST FLOOR

LANDING Airing cupboard, radiator, doors opening to:

MASTER BEDROOM Double glazed windows to front, side and rear with extensive countryside views, walk in storage cupboard, radiator, opening to:

DRESSING ROOM Range of built in wardrobes, radiator, door opening to:

ENSUITE BATHROOM Double glazed window to rear, suite comprising panelled spa bath*, tiled shower cubicle, twin wash hand basin with cupboards below, low level w.c., partially tiled walls, ladder style radiator.

BEDROOM TWO Double glazed windows to front and side with extensive countryside views, skilling ceiling, radiator.

BEDROOM THREE Double glazed windows to front and side with extensive countryside views, skilling ceiling, radiator.

BEDROOM FOUR Double glazed window to rear with views, skilling ceiling, built in wardrobes, radiator.

BEDROOM FIVE Double glazed window to side, built in wardrobe, radiator.

BATHROOM Double glazed window to rear, skilling ceiling, suite comprising P-shaped bath with shower over, wash hand basin with cupboards below, bidet, low level w.c., partially tiled walls, radiator.

OUTSIDE

The property is approached via a sweeping driveway, offering ample parking, and leading to the **DOUBLE CARPORT** adjacent to:

ANNEXE Double glazed casement doors opening to:

LIVING/DINING/KITCHEN Double glazed windows to front, side and rear, double glazed door to side, pitched ceiling, storage cupboard, electric radiators, fitted base units with work surfaces over, inset sink unit with cupboard below, built in electric oven*, hob* with extractor * over, space for refrigerator, plumbing for washing machine and dishwasher, doors opening to

BEDROOM ONE Double glazed windows to front and side, electric radiator,

BEDROOM TWO Double glazed window to rear, electric radiator.

SHOWER ROOM Double glazed window to side, pitched ceiling, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., contemporary electric radiator.

The **FRONT GARDEN** is laid to lawn with numerous shrubs and borders, there is an elevated terrace at the front of the property which offers panoramic views.

There is access to both sides of property opening onto the good sized **REAR GARDEN** with a paved patio area, gazebo, shrubs and borders and steps up to the lawn. A Five bar gate opens to the **PADDOCK**

The total plot is in the region of 2.65 acres*.

Tenure: Freehold.

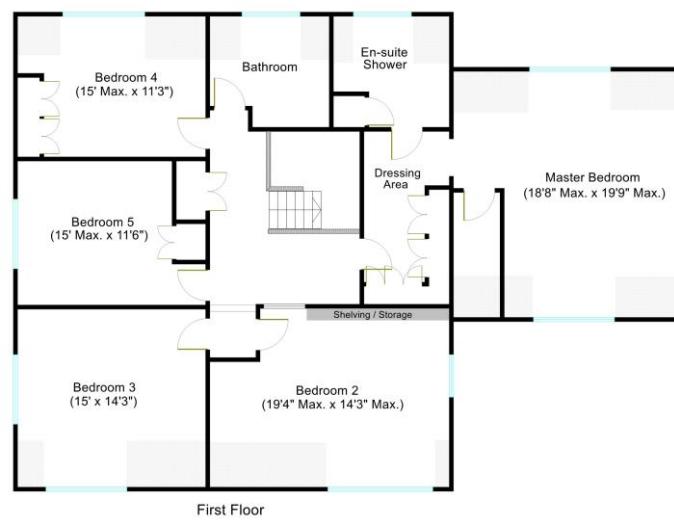
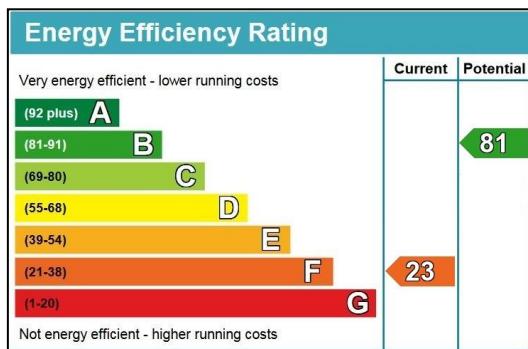
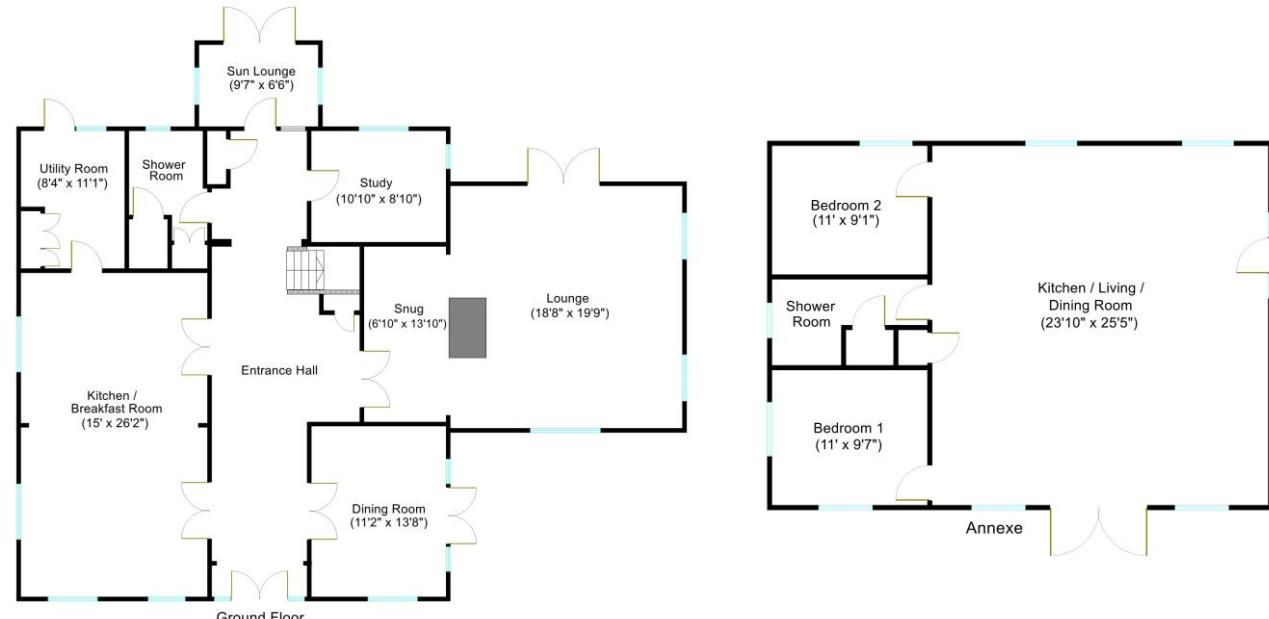
Services: Mains electricity and water supply, private septic tank drainage*.

Local Authority: Winchester District Council.

Council Tax Band: G

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.



Total Approx. internal floor area =
3,382 sq ft / 314.2 sqm
+ Annex = 892 sq ft / 82.9 sqm
Floor Plan for identification and
guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.



