



Cleobury  
South Hill  
Droxford  
SO32 3PB

**Byrne & Co**  
ESTATE AGENTS  
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## CLEOBURY

### PRICE GUIDE: £405,000

#### The Property

A mid terrace house in the heart of the popular semi rural village of Droxford at the Southern end of the Meon Valley. The village has an excellent primary school, shop, Post Office and two public houses. Cleobury has relatively spacious accommodation to include sitting room, dining room, kitchen, three bedrooms, bathroom, garage and an attractive enclosed rear garden. Viewing is very highly recommended.

- \* **SITTING ROOM** \*
- \* **DINING ROOM** \***KITCHEN**\*
- \* **THREE BEDROOMS** \* **BATHROOM** \*
- \* **ATTRACTIVE REAR GARDEN** \*
- \* **GARAGE** \*
- \* **VILLAGE LOCATION** \*

#### The Location

Droxford is a popular semi-rural village at the southern end of the Meon Valley and surrounded by beautiful countryside. The historic village of Wickham is close by which offers all local amenities and larger towns of Fareham and Hedge End are nearby with easy access to the M27 motorway network.

#### Directions

Leave Wickham Square by the church and head north on the A32. After approximately 5 miles you will enter the village of Droxford and the property can be found on the left hand side of South Hill just before Police Station Lane.

#### ACCOMMODATION

Front door, opening to:

**SITTING ROOM** Window to front, fire place, staircase to first floor, radiator, door opening to:

**DINING ROOM** Double glazed window to rear overlooking garden, radiator, door opening to:

**KITCHEN** Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink unit with cupboard below, partially tiled walls, electric cooker point with extractor over\*, integrated fridge/freezer\*, plumbing for washing machine, double glazed door opening onto garden.

#### FIRST FLOOR

**LANDING** Built in cupboard, doors opening to:

**BEDROOM ONE** Window to front, radiator.

**BEDROOM TWO** Double glazed window to rear overlooking garden, built in high level cupboards, radiator.

**BEDROOM THREE** Window to front, built in cupboard, radiator.

**BATHROOM** Double glazed window to rear, suite comprising panelled bath with electric shower\* over, pedestal wash hand basin, partially tiled walls, ladder style radiator.

**W.C.** Double glazed window to rear, low level w.c., wash hand basin, loft hatch.

#### OUTSIDE

The **FRONT GARDEN** has an area of lawn, some shrubs and a pathway to the front door. The enclosed **REAR GARDEN** which is mainly laid to lawn, and has numerous shrubs and borders,

enclosed by a wall to one side and fencing to the other, shed and a pedestrian gate to the rear.

**GARAGE** Which is the middle one, the block of garages are accessed down the side of the adjoining property over a gravelled driveway

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

**TENURE:** Freehold

**LOCAL AUTHORITY:** Winchester City Council

**COUNCIL TAX BAND:** D

**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.*

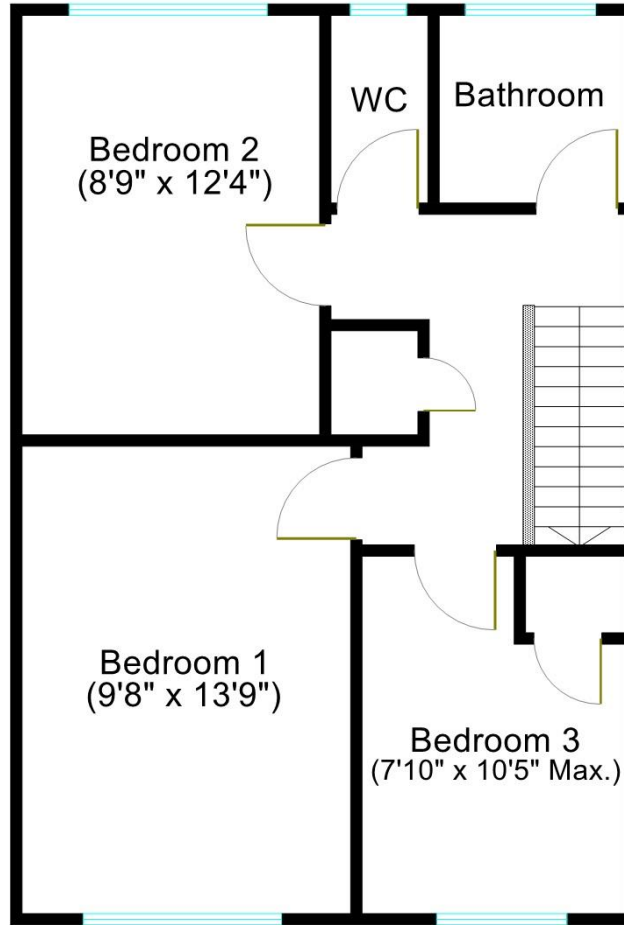
*All measurements contained herein are to be considered approximate only.*

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

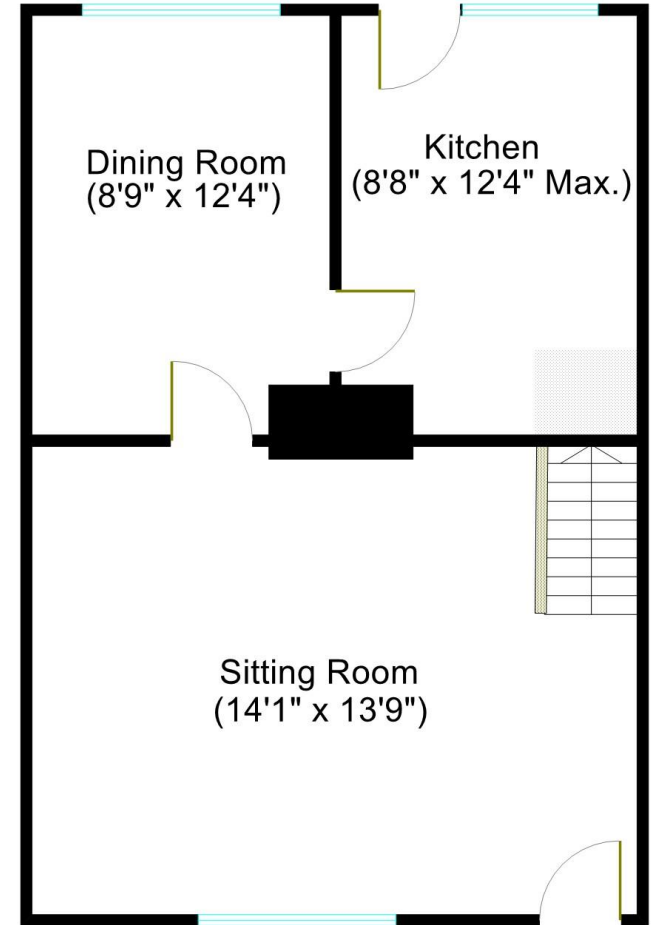




Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
		88
	64	



First Floor



Ground Floor

Total Approx. internal floor area = 927.5 sqft / 86.2 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.



