



THE MANOR HOUSE

THE SQUARE • DROXFORD • HAMPSHIRE • SO32 3PA





Winchester 12 miles • Bishops Waltham 4 miles • Petersfield 14 miles • London 69 miles (All mileages are approximate)

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A MOST ATTRACTIVE GRADE II* LISTED MANOR HOUSE IN THE HEART OF THIS
MEON VALLEY VILLAGE IN NEED OF SYMPATHETIC REFURBISHMENT

Manor House

Reception hall • Drawing room • Sitting room • Dining room • Study • Utility room • Larder/store room • Kitchen/breakfast room • Cloakroom • Workshop • Wine Cellar
5 first floor bedrooms, 1 with adjoining bathroom • Family bathroom • 3 second floor bedrooms, 1 with adjoining dressing room • Second floor kitchen • Bathroom

Coach House

3 bedrooms, 1 with adjoining bathroom • Large sitting room • Kitchen • Dining room
Ground floor shower room • Balcony/terrace • Adjoining garages with games room over

Block of 4 garages • Swimming pool • Garden shed

Attractive gardens and grounds

Orchard, paddock and copse with river frontage to the River Meon with fishing rights

In all about 4.15 acres



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SITUATION

The Manor House at Droxford occupies a superb position in the heart of the village, adjoining the church, and extends down to the banks of the River Meon.

The village which lies within the South Downs National Park benefits from a Junior School, two village pubs, Post Office, doctors surgery and petrol station. The attractive village of Bishops Waltham lies to the south, offering further more extensive facilities and the cathedral city of Winchester, only 12 miles to the west, provides further shopping, recreational and cultural facilities, excellent schooling and a rail service to London Waterloo. Petersfield is 14 miles away, also providing access to London Waterloo, both from Petersfield and Winchester the service takes approximately one hour.

The beautiful Meon Valley is well-known for a range of outdoor pursuits including walking and riding, with a cricket club in the village, golf at Swanmore and Corhampton and, of course only a short drive to the south, The Solent and River Hamble provide excellent sailing.

Local schools include Swanmore Church of England Primary School and Droxford Junior School, Ridgmede Junior School and Swanmore College. There are numerous independent schools in the area including Winchester College, The Pilgrims' School, Twyford School, St Swithun's School for girls, West Hill Park at Fareham and King Edward VI School in Southampton. King Edward VI School has a coach service from Swanmore Lane.

DESCRIPTION – THE MANOR HOUSE

In need of refurbishment and modernisation this attractive Grade II* listed 16th century Manor House is located in the centre of this picturesque Meon Valley village. The house offers wonderful family accommodation typical of a property of this era that has undergone significant alterations through the 17th and 18th centuries. The property has a symmetrical Jacobean front elevation with two gables separated by a parapet, the house is predominantly of brick construction with sash windows.

Approached from The Square through brick pillars and a wrought iron gate, the driveway leads up and around to the side of the property with a driveway leading out again onto the High Street. The gardens to the front are laid mainly to lawn and the property at the front is walled.





The accommodation which is arranged over three floors extends in all to approximately 6,555sq.ft., a wealth of period and character features, beautiful reception rooms and large bedrooms. The front door leads into a reception hall and through to a substantial inner hallway.

The ground floor accommodation includes a drawing room, dining room, sitting room, study, kitchen, utility room, cloakroom, larder/store room, with steps down to a wine cellar and basement workshop. The drawing room is an exceptional size with double aspect, perfect for entertainment, the backdrop of the property's gardens and a view out towards the attractive 12th century church. The study would make an excellent morning room, at the front of the property. There is a good size sitting room with an aspect down the garden and the second aspect out towards the church. The large dining room is well-proportioned with a large fireplace. The kitchen/breakfast room is situated on the northern side of the house, and is in need of complete modernization and improvement. On the first floor there is a large landing with part-panelled walls and an aspect over the front garden, a large master bedroom suite with double aspect, a similar size to the drawing room with the same views to the front and over to the church. The second bedroom, with its adjoining bathroom is a beautiful room with its oak panelling. There are three further bedrooms on the first floor and a family bathroom. On the second floor, there are three bedrooms, one with adjoining dressing room, family bathroom and a small kitchenette.

THE COACH HOUSE

The Coach House cottage comprises reception hall which in turn leads through to a dining room and on to the kitchen. There are two bedrooms on the ground floor and a ground floor shower room. On the first floor is a large living room, a superb space with vaulted ceiling with a door that leads through to the main bedroom with an adjoining bathroom and balcony. The Coach House, including its two garages and games room above extends to 2,723sq.ft.

THE OUTBUILDINGS

Garage block with four single garages. Greenhouse. Two timber sheds.







OUTSIDE

The gardens to the property are exceptional. At the front is a large level lawn, once used as a tennis court but would make a fine croquet lawn. To the rear, adjacent to the south-eastern corner is a delightful terrace with views that overlook the rear gardens and across to the attractive 12th century church. The gardens are beautifully presented and extend in all to approximately 1.25 acres with a wealth of superb specimen trees and shrubs, a perfect setting for a house of this calibre and being predominantly walled offers significant security. One corner of the formal gardens is an area where an unused swimming pool can be found ready for renovation. Mature and well-tended hedgerows provide various spaces within the garden, a superb environment for young families.

ORCHARD, Paddock and River Meon FRONTAGE

To the eastern end of the garden a wrought iron gate provides access through to the orchard. The orchard leads through to a paddock that lies to the rear of the property. These in turn run down to the River Meon and have fishing rights. A small copse can also be found on eastern side of the River Meon on the property's southern boundary.

This may have future value for potential development, subject to the necessary permissions and planning consents, and benefits from vehicular access via Mill Lane. There is a public footpath from Mill Lane to the churchyard, across the paddock.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage.

AGENTS NOTES

- There is a public footpath from Mill Lane to the churchyard.
- An overage clause will apply to the sale.

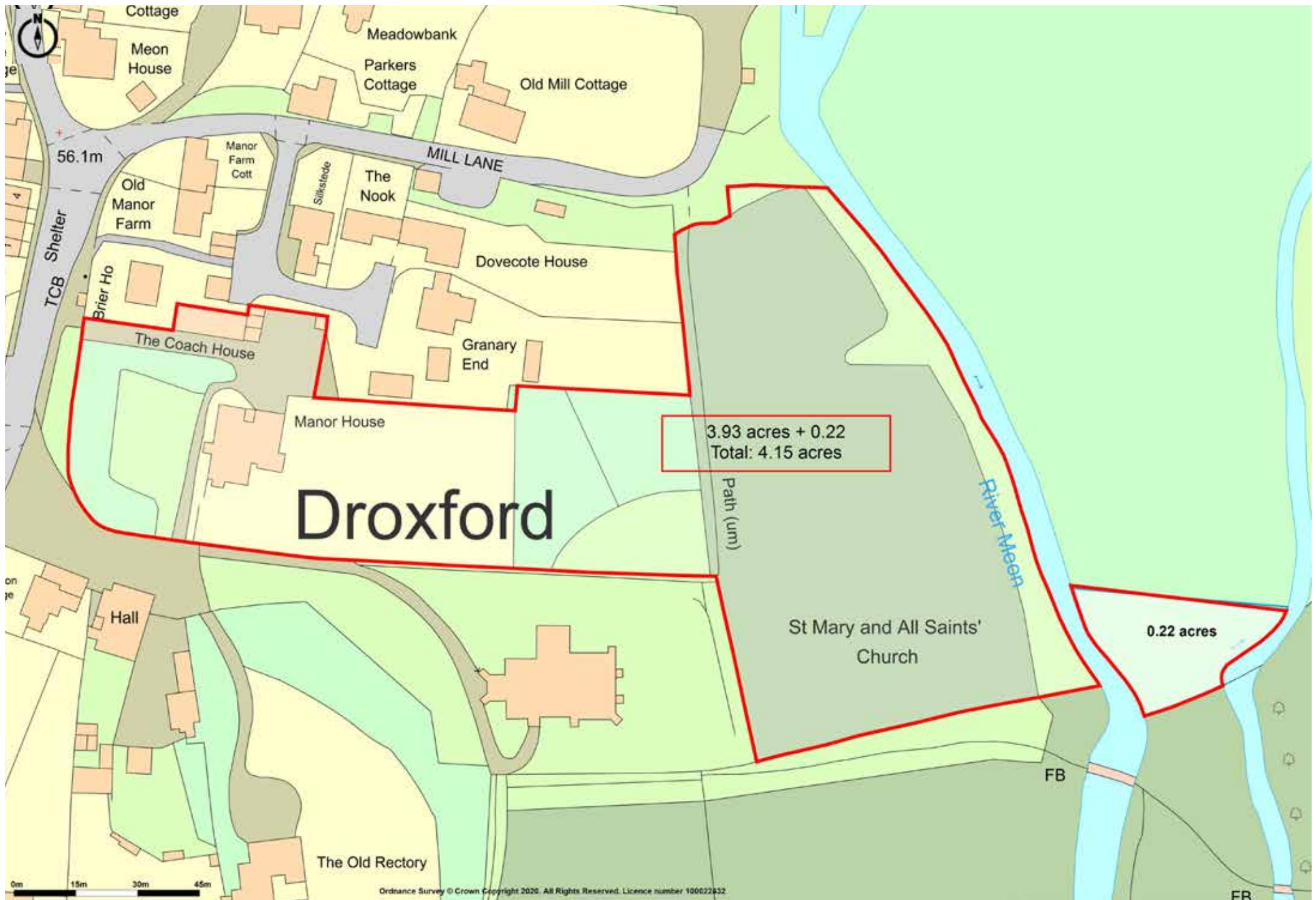
LOCAL AUTHORITY

Winchester City Council.

VIEWING

Strictly by appointment with Savills.





The Manor House, The Square, Droxford SO32 3PA

Gross internal area (approx)

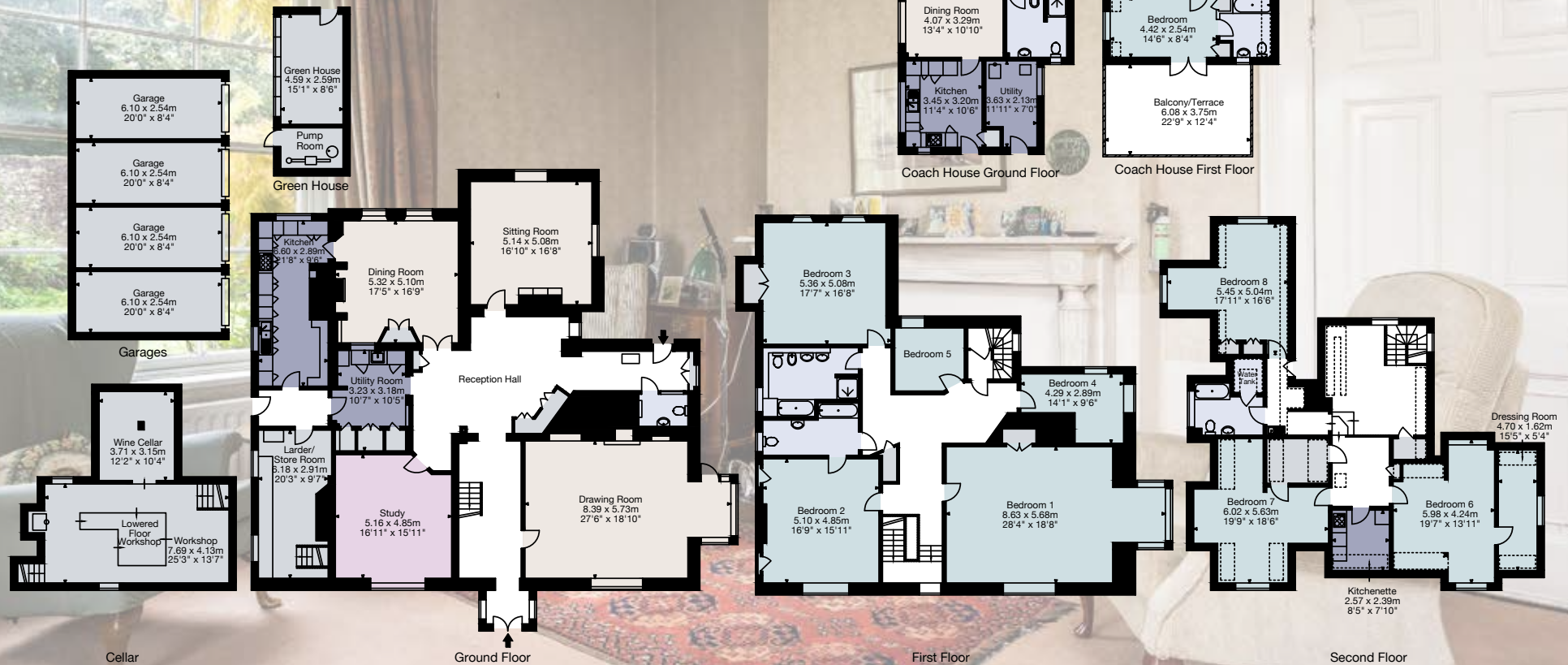
Main House 609 sq m/6,555 sq ft

Green House 12 sq m/129 sq ft

Garages 64 sq m/688 sq ft

Coach House (Including Double Garage) 253 sq m/2,723 sq ft

Total Area 938 sq m/10,095 sq ft



Important Notice

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