



Clarks House

PARK LANE | DROXFORD | HAMPSHIRE | SO32 3QR

Wilson | Hill

5 Bedrooms | 2 Bathrooms (1 En Suite) | Dressing Room/Study | Cloakroom | Drawing Room | Dining Hall | Sitting Room | Kitchen | Breakfast Room | Utility Room | Cellar
Large Garage | Useful Outbuilding/Studio with Attic Storage | Walled Garden | Within Village Conservation Area

Bishops Waltham 5.1 miles, Wickham 5.5 miles, Petersfield 13.3 miles, Winchester 11.9 miles, Portsmouth 14.3 miles, Southampton 15 miles. M27 J10 7.3 miles



| The Property

Clarks House is a delightful 'Classical' character village house, set just off the village centre within the conservation area down a narrow residential lane. Formerly the village shop for over a hundred years with some lovely features of its heritage including the original front doorbell and marble counter tops in the kitchen before reverting to a family home. The house has three well proportioned reception rooms, a good sized kitchen with adjacent breakfast room. Upstairs are 5 bedrooms including a master bedroom suite with en suite bathroom and dressing room and a further family bathroom. There is a special walled garden to the

rear which provides a lovely south facing sun trap and excellent outbuildings which include an old brick and flint studio building and a generous garage approached via an outer courtyard. Available for the first time in 40 years the house will need some updating but it offers versatile space with a manageable garden and within walking distance of countryside and village amenities.

| Location

Droxford is a good Hampshire village 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 there is 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.

I Outside

The garden is almost entirely to the rear and side and essentially walled making it wonderfully sheltered. An area of lawn is bounded by some stocked borders and there is a lovely Wisteria clad arbour to the back of the house with brick terrace providing summer shade and also an original slate herb garden being an old salting trough. There is an old brick and flint studio building with attic storage which is ideal for hobbies or modernisation to gym, garden room or home office. A driveway beyond Clarks provides vehicular access to the rear garage (which is also a useful store) and the neighbouring houses share access to their respective garages.



Directions to SO32 3QR

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, and down into the village centre, as you see the bus shelter/telephone box on your right, slow down and take the next right turning into Park Lane (narrow lane) and Clarks House is soon after on your left behind the metal railings.

WHAT3WORDS ///pinches.intruded.rocket



Photographs dated June/July 2022 and details dated August 2022

Viewing strictly by appointment.

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4 Lavant Street Petersfield GU32 3EW



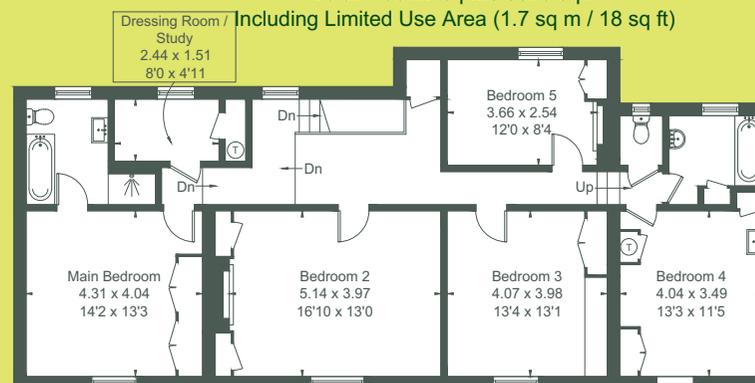
Approximate Area = 253.4 sq m / 2727 sq ft

Cellar = 17.9 sq m / 193 sq ft

Garage / Store = 60.4 sq m / 650 sq ft

Total = 331.7 sq m / 3570 sq ft

Including Limited Use Area (1.7 sq m / 18 sq ft)

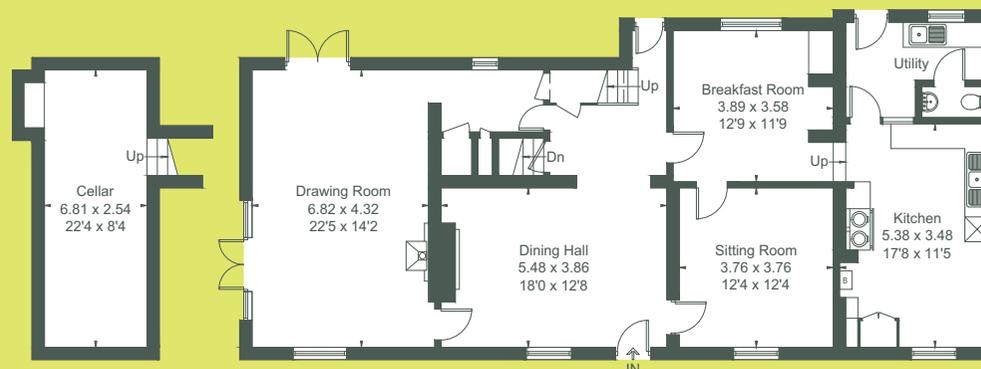


First Floor

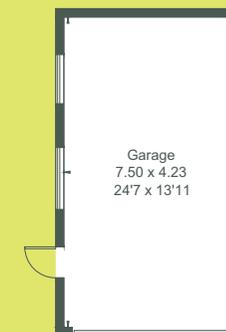


(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)

Cellar

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301757

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.

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