



The Malt House, High Street, Droxford, Southampton,
Hampshire

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The Malt House High Street Droxford Southampton Hampshire SO32 3PA

Grade II listed home in the heart of the Meon Valley.

Drawing room | Sitting room | Dining room
Study | Garden room | 4 bedrooms | 2
bathrooms | Garage and car port | Off street
parking | EPC rating E

The property

The Malt House has been in the same ownership for over 40 years, and is a charming, well-proportioned, Grade II listed house which is understood to date back to the late 17th Century and is timber framed with brick elevations under a tiled roof.

The property comprises the maltster's Georgian fronted residence, and the adjoining former Malt House and has many features typical of a house of this era and of its historical significance as a Malt House, including a symmetrical frontage, sash windows, open fireplaces, a good size cellar and a wealth of exposed beams. The original brick work of the working areas is visible too.

The ground floor comprises a welcoming entrance hall, on one side of which is a formal dining room, and the other a cosy sitting room with open fireplace. There is a further reception room, currently the study which has a door out into the garden. There is a lovely traditional kitchen, complete with Aga, a door leads out to a covered archway & into the garden and the rear of the car port.

On the first floor there is an impressive drawing room with beautiful light, thanks to three full height sash windows. There are three double bedrooms and two bathrooms, along with a further single bedroom and a lovely relaxing garden room which has double doors out onto a terrace.

Outside

To the front of the house is gravel parking area for two vehicles and access to the covered car port and the garage. To the rear of the house is a very attractive and mature walled garden, which has been carefully planted to provide year-round colour in the flower beds which border an area laid to lawn. There is a paved terrace providing plenty of space for outdoor seating and dining.

Location

Positioned in the heart of the village of Droxford which is located within the South Downs National Park, the village benefits from a junior school, 2 village pubs, post office, doctors' surgery, garage and petrol station with shop.

More extensive facilities can be found at Bishops Waltham and the cathedral city of Winchester, with railway services from both Winchester and Petersfield providing access to London Waterloo in approximately 1 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 of Droxford, golf at Swanmore Golf Centre and Corhampton Golf Club, and sailing on the Solent and the Hamble.

For those with families the local schools include Droxford Junior School, Swanmore Church of England Primary School, Ridgemean Junior School and Swanmore College at secondary level. There are also numerous independent schools which include Winchester College, The Pilgrims School, Twyford School, St Swithun's School for Girls, Wykeham House School, West Hill Park at Fareham, and King Edward VI School in Southampton, with a coach service from Swanmore Lane.





Floorplans
 Main house internal area 2,651 sq ft (246 sq m)
 Garage & Carport internal area 584 sq ft (54 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words///vampire.swoop.vent

General

Local Authority: Winchester City Council
Services: Mains electricity and water, oil fired central heating, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,350,000

Winchester

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