Knight Frank



# THE MALT HOUSE, HIGH STREET, DROXFORD

Hampshire, SO32



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A beautifully preserved Grade II former malthouse, offering an exceptionally versatile and characterful interior, delightful walled gardens, set in a highly desirable village of the South Downs.




Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

**Guide price: £950,000**







The ground floor is entered via a welcoming entrance hall which leads to a formal dining room on one side and a cosy sitting room with open fireplace on the other. A further reception room, currently used as a study, enjoys direct access to the garden. The traditional kitchen is well appointed and features an Aga, with a door leading through a covered archway to the garden and to the rear of the car port. On the first floor is an impressive drawing room, beautifully light thanks to three full-height sash windows. There are three double bedrooms and two bathrooms, with a further single bedroom. A delightful garden room, formerly a bedroom, opens through double doors onto a terrace overlooking the garden. To the front of the property is off road parking for several cars including access into a covered car port and enclosed garage. To the rear lies an attractive and mature walled garden with flower beds and an area of lawn, while two paved terraces offer an ideal setting for outdoor seating and dining.











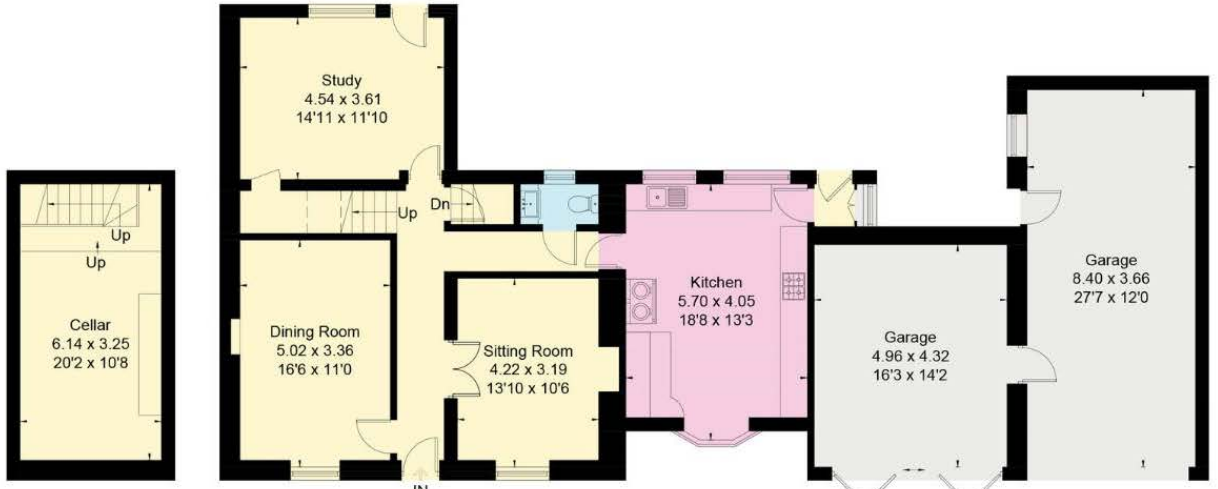
Approximate Floor Area = 237.2 sq m / 2553 sq ft
Cellar = 19.4 sq m / 209 sq ft
Garage = 55.4 sq m / 596 sq ft
Total = 312 sq m / 3358 sq ft







First Floor




Cellar

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

# We would be delighted to tell you more.

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