



THE
COUNTRY
HOUSE
COMPANY

Sales | Lettings | Management

WEST MEON
Nr Petersfield, Hampshire

West Meon, South Downs National Park

A superb detached 4/5 bedroom residence with separate double garage and studio which could be fully converted subject to planning permissions to annexe or office space. In addition, there is private parking for 6/7 cars.



Mileages (approximate)

Petersfield - 8.5 miles
Winchester - 12.5 miles
Alton - 12 miles

Summary of Accommodation

Ground Floor

Reception Hall
Sitting Room
Dining Room
Kitchen/Breakfast Room
Utility
Shower Room

First Floor

Master Bedroom with Ensuite
Four further Bedrooms
Bathroom

Outside

Detached Double Garage with studio.

Description

This stylish Grade II listed home is tucked away from the main thoroughfare and offers a comfortable arrangement of accommodation which, whilst meticulously maintained, could benefit from a degree of upgrading.

On the ground floor is the reception hall, kitchen/breakfast room and utility both with doors to a private courtyard area.



There is an elegant sitting room and formal dining room both with fireplaces and In addition, there is a downstairs cloakroom and rear lobby area.

On the first floor are five bedrooms which include the master bedroom with ensuite show room, two further double bedrooms, a single bedroom and box room/study.

Outside

The property is nestled within its boundary and benefits from a good degree of privacy.

There is a pretty walled garden which is lawned with mature perennial planting and a

cobbled terrace area all with a southerly aspect.

To the side and accessed off the kitchen and utility is a private courtyard area which is ideal for alfresco entertaining.

Detached from the property, but within the grounds, is the garage/studio whilst the additional parking for 6/7 cars is located across the private unmade lane.

Situation

West Meon village is an extremely sought-after address in the South Downs National Park. Offering a thriving community, the village has amenities to include school, village store, butchers' shop, church and The Thomas Lord

bistro, public house. Access to the A272 which links to Petersfield and Winchester both with their extensive amenities and trains services to London is nearby whilst surrounding the village is stunning countryside with footpaths and bridleways in abundance.

Services: Mains electricity and water. Private drainage and electric/oil fired heating

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

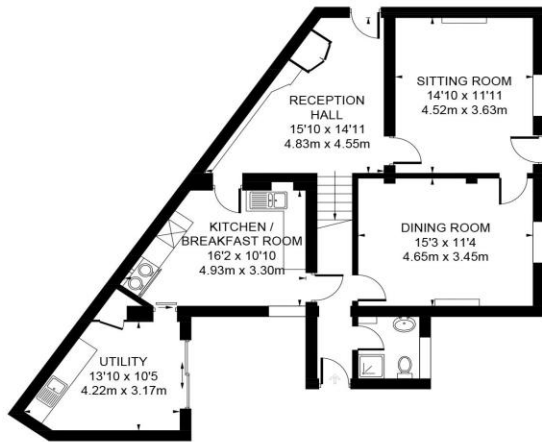


Disclaimer: (including fixtures and fittings)

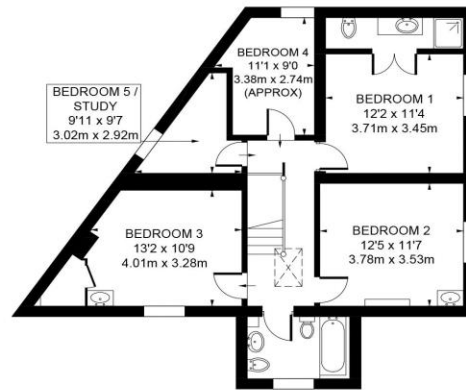
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Date of particulars

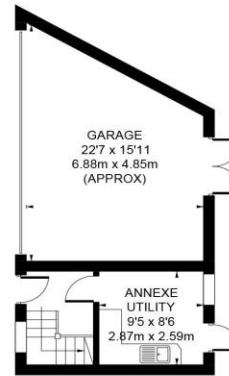
2019. Interior photos 2019



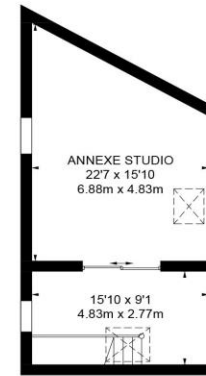
GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ.FT
(90.1 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 837 SQ.FT
(77.8 SQ.M)



ANNEXE GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT
(41.1 SQ.M)



ANNEXE FIRST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT
(40.6 SQ.M)

TOTAL APPROX. FLOOR AREA 1807 SQ.FT (167.9 SQ.M)
ANNEXE FLOOR AREA 879 SQ.FT (81.7 SQ.M)
TOTAL AREA 2686 SQ.FT (249.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
floorplansUsketch 2019 (ID 525266)



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