



West Meon
Nr Petersfield, Hampshire

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Tucked away from the main thoroughfare adjacent to the church in this sought after village, this superb architect inspired home offers 2984 sq. ft of elegant accommodation set within private landscaped gardens.



Mileages (approximate)

Petersfield – 8.5 miles

Winchester – 12.5 miles

Alton – 12 miles

Summary of Features

- LIGHT AND SPACIOUS, STYLISH ACCOMMODATION
- HIGH SPECIFICATION FIXTURES AND FITTINGS
- ZONED UNDERFLOOR HEATING
- 5 BEDROOMS
- 4 ENSUITES
- WINE CELLAR
- PLANNING TO CONVERT/ EXTEND THE GARAGE
- IDEAL FOR FAMILY, B&B/DUAL OCCUPANCY
- SUPERB SUNNY LANDSCAPED GARDEN
- CENTRAL VILLAGE LOCATION WITH AMENITIES

Description

Idyllically situated in a slightly elevated position within the heart of the village, with the Church to one side and the distant water meadows below, this unique and exciting family home offers an excellent range of stylish, versatile accommodation with home income or dual occupancy potential.

The accommodation has been thoughtfully designed and finished to a high specification throughout. Arranged over two floors the principal rooms are on the first floor to maximise the views over the surrounding village and South Downs countryside.



As you enter the house, on the ground floor, there is a spacious, welcoming reception hall with vaulted ceiling.

An open plan family and garden room with doors to the garden provide an ideal entertainment space or potential breakfast room given their proximity to the well planned kitchen/breakfast room.

Three beautifully appointed guest suites, two of which have French doors to the garden, present the perfect opportunity for B&B hosting.

The fully fitted kitchen/breakfast room has a gas range cooker and a fun and functional electric dumb waiter to the first floor dining room.

From the kitchen is a utility/preparation area with door to the boot room and to the integral double garage which has planning for part conversion and extension (Ref: SDNP/17/00380/HOUS).

Special mention should be given to the large purpose built wine cellar on the lower ground floor which is accessed from the hall.

The first floor presents an elegant sitting room with open fireplace and magnificent picture window with superb outlook across the valley.

An archway from this room leads to the dining room which benefits from a pretty, south facing balcony and the dumb waiter which links to the kitchen.

The master bedroom suite is stunning with fully fitted wardrobes, a separate dressing room complete with bespoke fitted cupboards and a recently refurbished luxury ensuite bathroom. Completing the accommodation is a large fitted office/bedroom 5, a study and a cloakroom.

Outside

The house is approached via a sweeping gravel driveway which leads to the garage and area for parking.

The gardens are a particular feature and are fully enclosed and beautifully landscaped to include tranquil areas for dining, entertaining or relaxation. There is extensive outside lighting and attractive water features, architectural structures, mature planting and a pretty pond well stocked with waterlilies and bordered by decked area, lawn and cedar summer house. A garden gate opens to a footpath which leads to Church and village.

Situation

West Meon offers a thriving community with many local clubs and amenities to include village store, primary school, church, recreation ground, tennis courts, bistro pub, traditional butchers and doctor's surgery.

Situated in The South Downs National Park the area is renowned for its outdoor pursuits with local footpaths and bridleways in abundance.

For commuters there are excellent road infrastructures and rail services to London from Petersfield, Winchester or Alton whilst there are many excellent schools locally both state and private including Ditcham Park, Bedales School and Churcher's College.

Services: Mains: Water and Electric. Oil Fired Central Heating. Private Drainage

Disclaimer: (including fixtures and fittings)

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WINE CELLAR
APPROX. FLOOR
AREA 103 SQ.FT
(9.6 SQ.M)

□ = REDUCED HEADROOM BELOW 1.5M / 5'



GROUND FLOOR
APPROX. FLOOR
AREA 1593 SQ.FT
(148 SQ.M) (INCLUDING GARAGE)

FIRST FLOOR
APPROX. FLOOR
AREA 1288 SQ.FT
(119.7 SQ.M) (EXCLUDING VOID)

TOTAL APPROX. FLOOR AREA = 2881 SQ.FT (267.7 SQ.M)
WINE CELLAR = 103 SQ.FT (9.6 SQ.M)
TOTAL = 2984 SQ.FT (277.3 SQ.M)
(INCLUDING GARAGE / EXCLUDING VOID)

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 578818)



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