



THE  
COUNTRY  
HOUSE  
COMPANY

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East Meon  
Petersfield, Hampshire



## East Meon, Petersfield, Hampshire

This superb 4 bedroom, detached home benefits from beautifully presented, light and spacious accommodation with large sunny gardens and is situated in the heart of The South Downs National Park.





## Mileages (approximate)

Petersfield – 7 miles

Winchester – 16 miles

Portsmouth – 17 miles

## Summary of Accommodation

### Ground Floor

Entrance Hall

Drawing Room

Dining Room

Kitchen/Breakfast Room

Family Room

Utility & Cloakroom

### Second Floor

4 Bedrooms

2 Bathrooms

### Outside

Oak Framed Garage and Carport

## Description

A stylish detached residence, situated on the edge of East Meon in a peaceful setting within The South Downs National Park.

This lovely home is nestled within private mature gardens and offers beautifully presented, light and spacious accommodation throughout.

On the ground floor is a welcoming entrance hall, dual aspect sitting room with doors to the garden



and fireplace with log burning stove. There is a spacious kitchen/dining room, again with doors outside, an oak framed family room with part vaulted ceiling and a formal dining room. In addition, and completing the ground floor accommodation is a utility and separate cloakroom.

The second floor presents four good sized bedrooms, a family bathroom and additional shower room.

### Outside

To the front of the house there is a large driveway providing ample parking and leading to the oak framed garage and carport. To the rear and side is the garden which is laid mainly

to lawn and interspersed and bordered by mature, established shrubs and tree specimens. The garden offers a good degree of privacy and seclusion and benefits from a south-easterly aspect.

### Situation

Forming part of a small exclusive development of only 6 properties, the location is peaceful yet easily accessible to the A3 and A272 with train services to London from Petersfield which is approximately 7 miles away.

Situated in the heart of The South Downs National Park the area is one of outstanding beauty with footpaths and bridleways in abundance. The village of East Meon is within

approx. 2 miles and has two public houses, a school, village hall and shop, whilst Petersfield offers extensive day to day facilities, supermarkets and clubs. There are also many excellent local schools in the area including The Petersfield School, Ditcham Park, Bedales, Churchers College and Portsmouth Grammar

**Services:** Mains electricity and water. Private drainage and oil-fired central heating

**Local Authority:** East Hants Council

**Tenure and Possession:** Freehold.

### Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

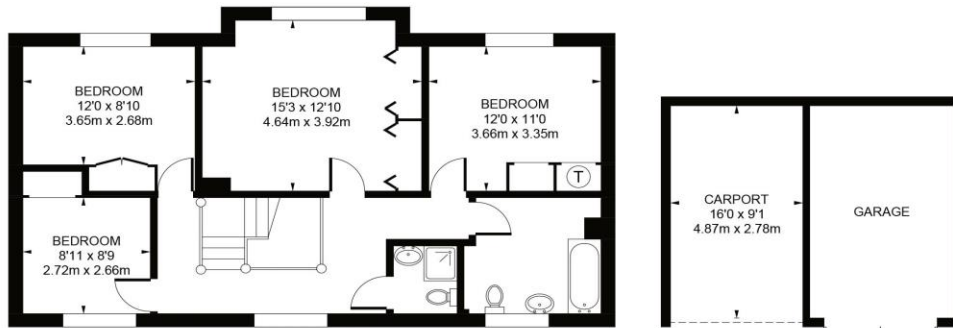


### Disclaimer: (including fixtures and fittings)

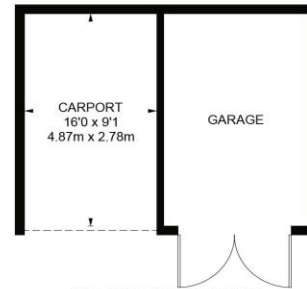
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Date of particulars

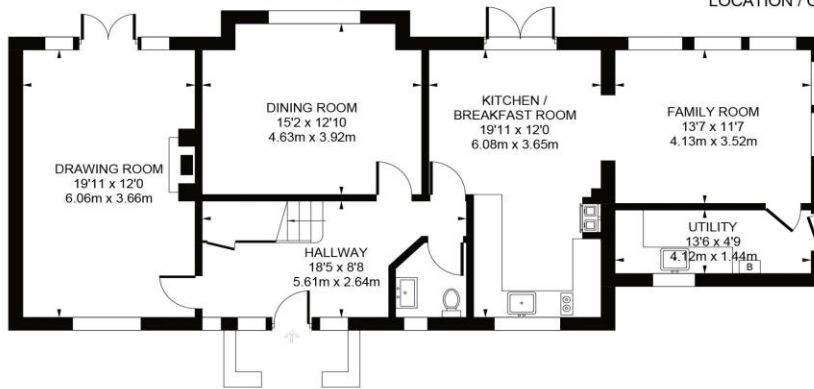
2020. Interior photos 2020



FIRST FLOOR  
APPROX. FLOOR  
AREA 827 SQ.FT  
(76.8 SQ.M)



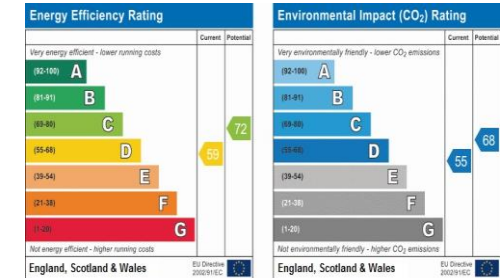
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1077 SQ.FT  
(100.1 SQ.M)

TOTAL APPROX. FLOOR AREA 1904 SQ.FT (176.9 SQ.M)  
(EXCLUDING GARAGE / CAR PORT)

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 2020 (ID 638705)



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