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East Meon, Nr Petersfield, Hampshire

A superb, 5 bedroom, detached Grade II residence situated in the heart of East Meon, a thriving village in the South Downs National Park.



Mileages (approximate)

Petersfield - 5 miles
Winchester - 15 miles
Portsmouth - 19 miles

Summary of Accommodation

Ground Floor

Entrance Hall
Sitting Room
Kitchen/Dining Room
Dining/Family Room
Cloakroom

First Floor

Three Bedrooms
Two Bathrooms

Second Floor

Two Further Bedrooms

Outside

Double Garage/Store with Attic Room

Description

A rare opportunity to acquire this unique and beautiful home. It is centrally located in the highly sought after village of Easy Meon and benefits from well-appointed and beautifully presented accommodation, with all the features expected of a property of its period.



This elegant property is both light and spacious throughout with good ceiling height and the potential, subject to planning, to further enhance.

On the ground floor is a welcoming entrance hall, a substantial triple aspect kitchen/dining room with six door Aga, an impressive sitting room with inglenook fireplace and doors to the garden and formal dining room again with access to the garden.

In addition, there is a cloakroom and lobby on the ground floor whilst upstairs, on the first floor, is an impressive master bedroom with ensuite bathroom, a family bathroom and two good sized bedrooms. A split staircase

climbs from the landing to the second floor which has two further rooms bursting with character and charm.

Outside

The gardens are a superb feature and encircle the house.

There is a double garage and store with room over which could be converted to provide ancillary accommodation or perhaps a home/office, subject of course, to planning.

A pretty rose garden, well-tended vegetable plot and manicured cottage garden are all present within the grounds of this quintessential village home.

Situation

The village of East Meon offers a thriving community with two public houses, a local store, school, church and active village hall.

Idyllic in its setting, the village is surrounded by protected countryside and there are footpaths and bridleways in abundance, yet it is easily accessible to Petersfield with its London train services, the A3 and the A272 to Winchester.

Well regarded schools within the area include Bedales, Churchers College, Ditcham Park and The Petersfield School.

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

Local Authority: East Hants 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

2020. Interior photos 2020



TOTAL APPROX. FLOOR AREA 2293 SQ.FT (213 SQ.M)
(EXCLUDING VOID)
GARAGE 328 SQ.FT (30.5 SQ.M)
ATTIC ROOM 250 SQ.FT (23.2 SQ.M)
STORE 77 SQ.FT (7.2 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.
floorplans/Usketch 2020 (ID 639814)



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