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WEST MEON
NR PETERSFIELD

West Meon, Nr Petersfield, Hampshire

A extremely stylish 3 bedroom, semi-detached property with studio and parking, located in the heart of this sought village in the Meon Valley.



Mileages (approximate)

Petersfield - 8.6 miles

Winchester – 12.4 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Kitchen /Breakfast Room

Sitting Room with Dining Area

Cloakroom

First Floor

3 Bedrooms, one with En Suite

Family Bathroom

Outside

Garden

Games Room /Office with Shower Room

Parking

Description

This light and spacious home has been sympathetically refurbished and renovated by the current owners, with character features throughout the property retained.

On the ground floor is the bright, open plan sitting room and dining area with bay window and attractive open fireplace.



Glazed panels and doors lead through to the elegant kitchen/breakfast room with ceiling atrium and doors outside to a covered terraced seating area and the garden.

In addition, on the ground floor is a cloakroom accessed from the hallway.

Upstairs, on the first floor, is the master bedroom with en suite shower room, two further good sized bedrooms and a family bath/shower room.

Outside

The property is approached via a shared driveway which leads to the rear where there is a converted studio with shower room.

Currently a games room the studio would be ideal for those looking to accommodate a home/office lifestyle, or as an occasional 4th bedroom/guest accommodation.

The enclosed rear garden is mainly laid to lawn with a trellis clad wall and a terrace which runs along the rear of the house.

Situation

The house is well located within easy walking distance of the village centre with its village shops, café, post office / general store, butcher and popular pub.

The village primary school and preschool are a big draw to the village and there is beautiful

biking / walking to the South Downs straight from the house.

Independent schools are also nearby and include Bedales, Ditchum Park, St Swithuns and Dunhurst.

West Meon is situated some 8 miles from Petersfield (mainline station), approximately 12 miles from Winchester (mainline station), and the M3, 12 miles from Alton, 14 miles from Fareham and the M27 and the south coast, 17 miles from Southampton Airport, 24 miles from Southampton.

Services: Mains electricity and water. Private drainage and LPG central 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

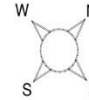
Email: sales@countryhousecompany.co.uk



Disclaimer: (including fixtures and fittings)

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Doctors Lane, West Meon, Petersfield
 Main House internal area 1,224 sq ft (114 sq m)
 Outbuilding internal area 225 sq ft (21 sq m)
 Total internal area 1,449 sq ft (135 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



The Country House Company

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