

EAST MEON
SOUTH DOWNS NATIONAL PARK





EAST MEON HAMPSHIRE

A SUPERB HOME, SITUATED IN THE HEART OF THE THRIVING VILLAGE OF EAST MEON ON THE OUTSKIRTS OF PETERSFIELD, WITHIN THE SOUTH DOWNS NATIONAL PARK. THIS DELIGHTFUL PROPERTY OFFERS LIGHT AND SPACIOUS, WELL APPOINTED ACCOMMODATION BRIMMING WITH CHARACTER FEATURES AND BENEFITTING FROM PRIVATE MATURE GARDEN AND PARKING.

ACCOMMODATION

4 BEDROOMS, ENSUITE SHOWER ROOM, SITTING ROOM, DINING ROOM, FAMILY ROOM, GARDEN ROOM, KITCHEN, CLOAKROOM, FAMILY BATHROOM, CELLAR, ATTIC ROOM.

The Country House Company

02392 633026

katep@countryhousecompany.co.uk

www.countryhousecompany.co.uk

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Description

An elegant village home, enviably located within this thriving village and offering a lovely arrangement of well-presented, light and spacious accommodation with high ceilings and character features throughout.

The accommodation is versatile and consists of a welcoming entrance hall, large dual aspect sitting room with log burning stove, elegant formal dining room fireplace, comfortable family room and a recently fitted kitchen with Aga.

The kitchen opens to a superb garden room, which has lovely views over the garden and is ideal as an informal dining/breakfast room.

Also on the ground floor is a cloakroom with external steps descending to the cellar.

On the first floor is the principal bedroom with ensuite shower room, two further bedrooms, an office/bedroom four and family bathroom, whilst



on the second floor is a large attic room with eaves storage.

Outside

The property is located on the High Street with parking to the rear, accessed via Temple Lane.

The gardens lie to the rear of the house and are extremely private with distant views over the South Downs.

Immediately adjacent to the rear of the property is an attractive sun terrace with steps up to lawn, bordered by pretty shrub/plant beds and enclosed by a feature brick wall.

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 (5 miles) with its London train services, the A3 and the A272 to Winchester (15 miles)

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

Services: Mains electricity, drainage and water. Oil-fired central heating.

Local Authority: East Hants Council

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


Viewing:

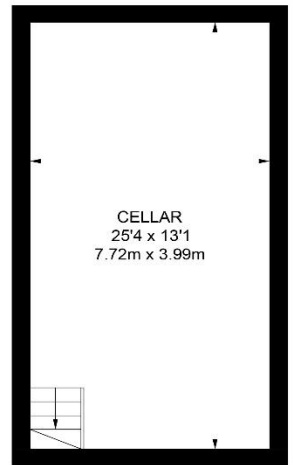
Strictly by appointment with The Country House Company. Tel; 02392 633026

Email:sales@countryhousecompany.co.uk

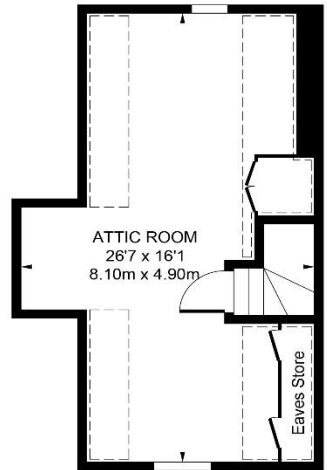
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



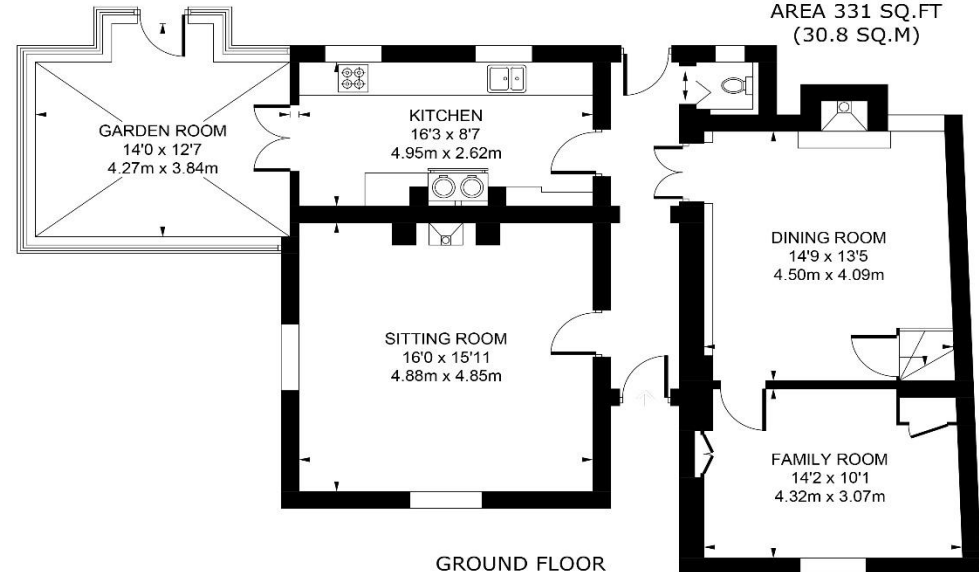
 = Reduced headroom below 1.5m / 5'0



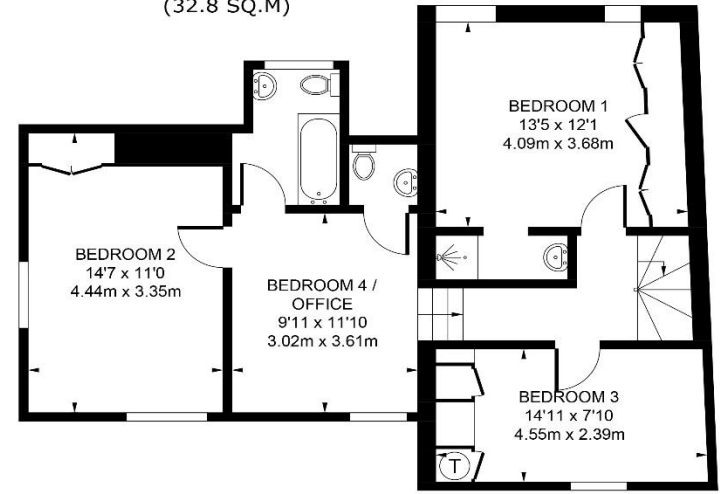
CELLAR
APPROX. FLOOR
AREA 331 SQ.FT
(30.8 SQ.M)



SECOND FLOOR
APPROX. FLOOR
AREA 353 SQ.FT
(32.8 SQ.M)



GROUND FLOOR
APPROX. FLOOR
AREA 1060 SQ.FT
(98.5 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT
(71.2 SQ.M)

TOTAL APPROX. FLOOR AREA 2179 SQ.FT (202.5 SQ.M)
CELLAR 331 SQ.FT (30.8 SQ.M)
TOTAL 2510 SQ.FT (233.3 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.

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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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