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EAST MEON, SOUTH DOWNS NATIONAL PARK, HAMPSHIRE

A BEAUTIFUL GRADE II LISTED VILLAGE HOME LOCATED IN THE HEART OF EAST MEON, PRESENTING ELEGANT ACCOMMODATION ARRANGED OVER 4 FLOORS WITH DETACHED DOUBLE GARAGE AND SELF CONTAINED STUDIO. THIS EXQUISITE PROPERTY IS WITHIN THE SOUTH DOWNS NATIONAL PARK, APPROXIMATELY 5 MILES FROM PETERSFIELD WHICH HAS TRAIN SERVICES TO LONDON.

ACCOMMODATION

5 BEDROOMS, TWO BATHROOMS (1 EN SUITE), SPACIOUS KITCHEN/DINING/FAMILY ROOM, SITTING ROOM, PLAYROOM, STUDY, 2 CLOAKROOMS, UTILITY, CELLAR, LOFT STORAGE AREA, DETACHED STUDIO AND DOUBLE GARAGE, ADDITIONAL PARKING.

SUMMARY OF FEATURES

COMPLETELY REFURBISHED WITH NEW BESPOKE SOLID WOOD KITCHEN, ELECTRIC AGA, MARBLE AND WOOD FLOORING, UNDERFLOOR HEATING, REFITTED BATHROOMS, NEW BOILERS AND PRESSURISED WATER CYLINDERS, WATER SOFTENER, HIGH SPECIFICATION FIXTURES AND FITTINGS THROUGHOUT, CENTRAL VILLAGE LOCATION, DETACHED GARAGE WITH ELECTRIC CAR CHARGING POINT AND STUDIO APARTMENT/OFFICE.



The Country House Company

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Main House

An elegant Grade II listed property which has been the subject of extensive, yet sympathetic, refurbishment by the current owners and as a result now provides a stunning arrangement of versatile accommodation arranged over four floors.

There is a stylish open plan kitchen/dining/family room with part vaulted ceiling and two sets of glazed patio doors to the garden.

This room is ideal for entertaining and has high specification fixtures and fittings throughout, including bespoke fitted kitchen with crafted wooden units, under floor heating, marble flooring and electric Aga.

In addition, on the ground floor there is the sitting room with wooden flooring and log burning stove and a large study area which would also serve as a formal dining room if preferred.

Steps descend from the kitchen to the playroom and to the cellar and rise to a bathroom, separate cloakroom and on to the additional floors.

On the first floor is the principal bedroom with elegant en suite bathroom, including free standing bath and double shower.



There are two further double bedrooms on this floor with two attic bedrooms, a cloakroom and loft on the second floor completing the accommodation in the main house.

Garage & Studio

Detached and positioned at the end of the garden is the double garage with parking to the front and electric doors. There is an electric car charging point and additional store to the rear.

Also accessed externally, is the self-contained studio, which benefits from open plan living space, kitchenette and shower room.

In addition, the studio benefits from separate phone line making it ideal as a home/office, annexe, or potentially air B&B or holiday let (subject to any planning permissions required).

Outside

The gardens are a lovely feature and are extremely private with lawn bordered by mature shrub beds/borders, raised vegetable beds and attractive sun terraces.

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 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, drainage and water. Oil-fired central heating.

Local Authority: East Hants Council.

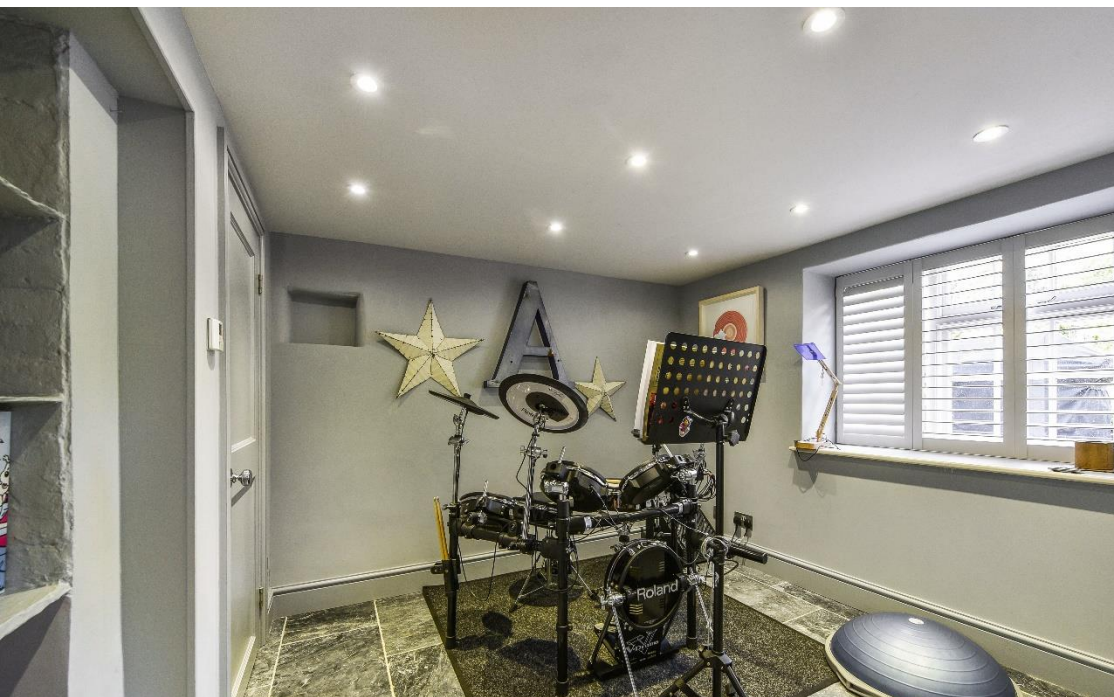
Tenure: The property is offered for sale Freehold. The Studio is liable for separate council tax.

Viewing: Strictly by appointment via The Country House Company

Tel: 02392 633026

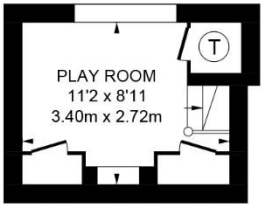
Email: katep@countryhousecompany.co.uk

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.

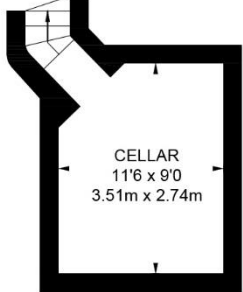




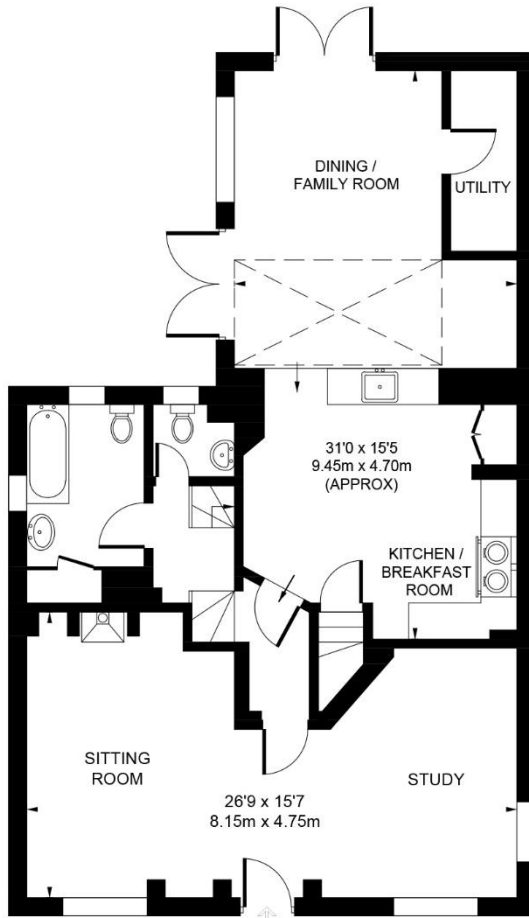
 = REDUCED HEADROOM BELOW 1.5M / 5'0



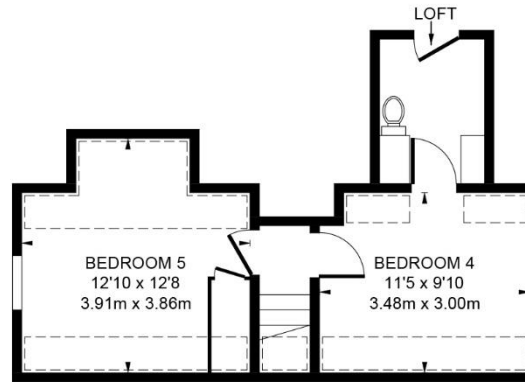
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 102 SQ.FT
(9.5 SQ.M)



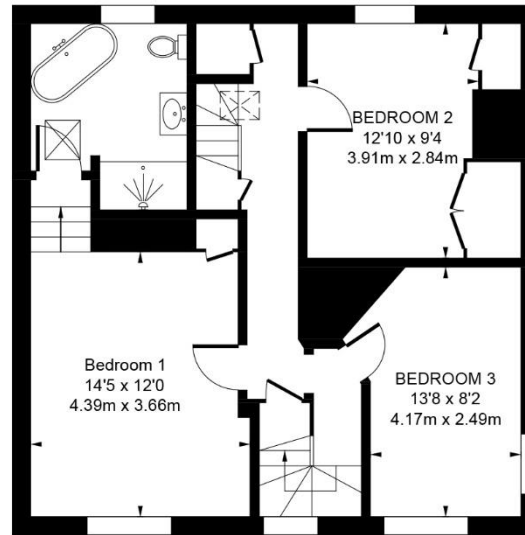
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 111 SQ.FT
(10.3 SQ.M)



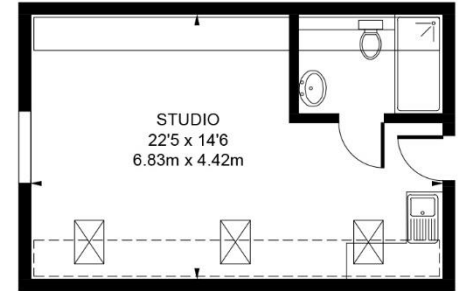
GROUND FLOOR
APPROX. FLOOR
AREA 1007 SQ.FT
(93.6 SQ.M)



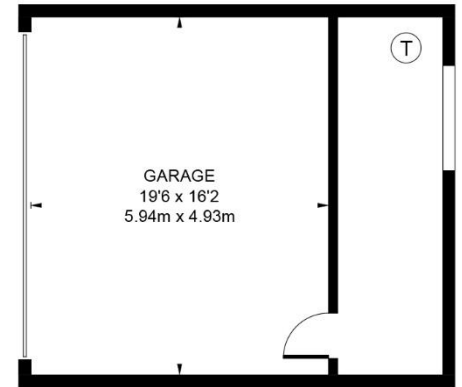
SECOND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT
(30.7 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 719 SQ.FT
(66.8 SQ.M)



GARAGE FIRST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT
(30.1 SQ.M)



GARAGE GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT
(40.7 SQ.M)

TOTAL APPROX. FLOOR AREA 2269 SQ.FT (210.9 SQ.M)

GARAGE FLOOR 762 SQ.FT (70.8 SQ.M)

TOTAL AREA 3031 SQ.FT (281.7 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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