



THE POND HOUSE

WEST MEON
NR PETERSFIELD

NORTH LODGE



THE POND HOUSE AND NORTH LODGE, WEST MEON, PETERSFIELD, GU32 1LQ

Two stylish architect designed properties linked by a conservatory and constructed in 2004/2005 then extensively refurbished in 2019/2020. These unique homes are situated in the centre of the village and whilst we understand they can be sold individually; preference is that they are purchased together. This is an ideal opportunity for those looking to accommodate dual occupancy, or to amalgamate the two into one substantial dwelling (subject to any planning/regulations).

THE POND HOUSE

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Kitchen/Breakfast Room, Sitting Room, Dining Room, Utility, Cloakroom, Bedroom three, Conservatory, Integrated Double Garage

BASEMENT

Family Room, Office, Wine Store

FIRST FLOOR

Master Bedroom with Dressing Room & Bathroom, Guest Bedroom with Bathroom

OUTSIDE

Timber Pond House/Office, Studio with Shower Room

NORTH LODGE

SUMMARY OF ACCOMMODATION

GROUND FLOOR

Sitting Room, Kitchen, Breakfast Room, Cloakroom

FIRST FLOOR

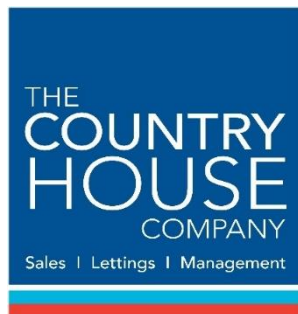
Two Bedrooms, Family Bathroom

The Country House Company

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The Pond House

This stylish light and spacious home was designed by local architect Paul Masser whose brief was to create a sense of 'outdoor living in comfort'.

On the ground floor is a large modern extensively fitted kitchen/breakfast room with 4 multi-function ovens, an integrated wine fridge and a large American style fridge freezer. This room opens to the sitting room which is a lovely space overlooking the garden with glass atrium roof, two sets of bifold doors and a wood burning stove.

The dining room is partially glazed and accessed from the kitchen creating an excellent and sizeable space for entertaining.

Also on the ground floor is bedroom 3 which has a unique moveable bookshelf as its door. There is, in addition, a utility room, cloakroom, and double integrated garage with conservatory. All the principal rooms on this floor benefit from underfloor heating.

The basement is accessed from the utility where there is a spacious family room, an office, and a wine store. Stairs from the dining room are to bedroom 2 and a luxurious bathroom with walk in shower and jacuzzi bath.



The master bedroom suite has a separate dressing room and en suite shower room and was originally designed as an annexed apartment. The space in this area, in our opinion could be reconfigured if additional bedrooms are required.

Outside

The property is set back from the road and accessed via a shared driveway which leads to the garage with electric doors.

The gardens lie to the rear and the side and offer a good degree of privacy whilst benefitting from a sunny aspect.

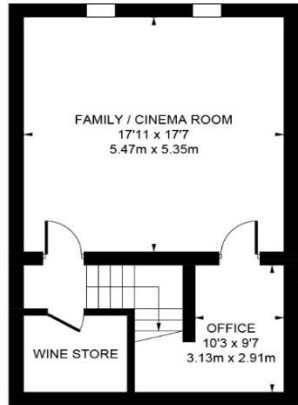
All have been expertly landscaped to create a glorious haven for wildlife. There is an established pond with bridge over to a mini brick and flint pond house with heat, power and light which is currently used as a study/office space.

A meandering pathway leads to a side tiered patio with 7-seater hot tub, barbeque, and dining area. A cabin is ideal for guests as it is insulated and benefits from a shower room. The remainder of the garden is laid to lawn with mature planting.

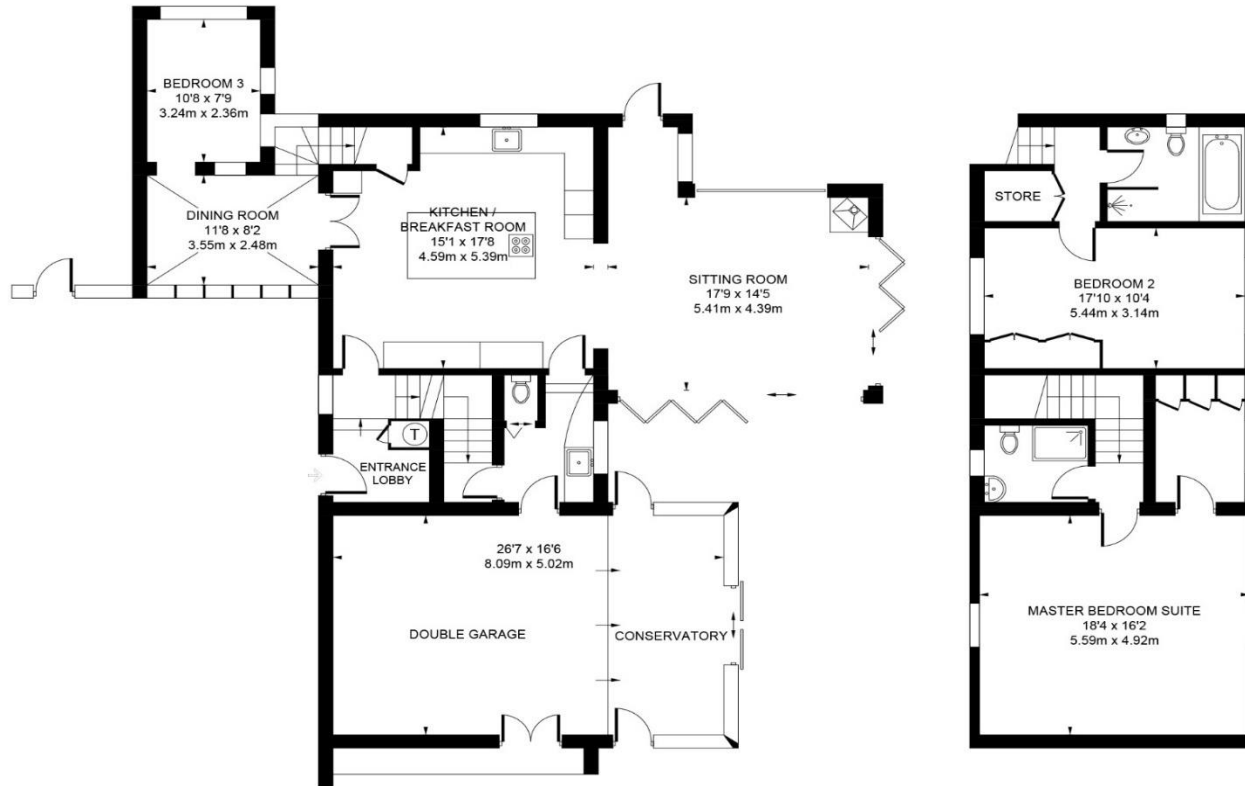
Services: Mains electricity and water. Private drainage. Oil-fired central heating & electric underfloor heating on the ground floor to bedroom 3 and Sitting Room.



The Pond House

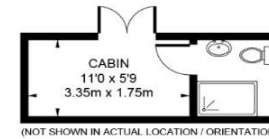
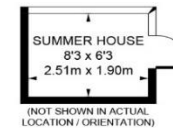


**BASEMENT
APPROX. FLOOR
AREA 497 SQ.FT
(46.2 SQ.M)**



**GROUND FLOOR
APPROX. FLOOR
AREA 1485 SQ.FT
(138.0 SQ.M)**

**FIRST FLOOR
APPROX. FLOOR
AREA 809 SQ.FT
(75.2 SQ.M)**



**TOTAL APPROX. FLOOR AREA 2938 SQ.FT (273 SQ.M)
(INCLUDING BASEMENT & OUTBUILDINGS)**

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.

(ID 814433)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC
England, Scotland & Wales



North Lodge

The property is positioned to the front of The Pond House and is currently occupied by a tenant under an AST periodical contact at a rate of £1050 pcm.

In addition to the existing well-presented accommodation, planning has been submitted for its extension to provide a garden room: SDNP/21/04676/HOUS

The accommodation at the property includes a cosy sitting room with fireplace and log burning stove, a fully fitted kitchen, a part glazed breakfast room and a cloakroom on the ground floor.

Upstairs on the first floor are two good sized bedrooms and a family bathroom.

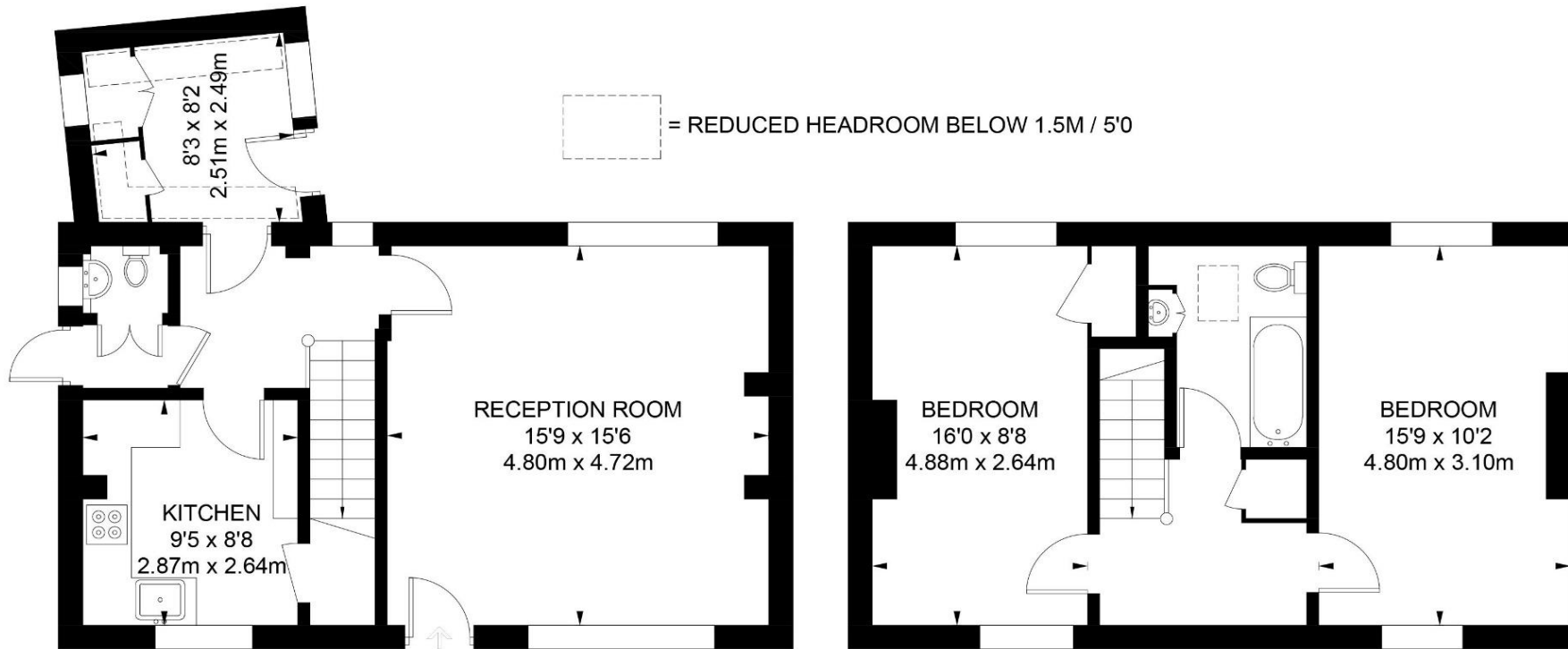
Outside

The garden lies to the side of the house with paved terrace immediately adjacent to the rear. Steps lead to an area of decking.

Services: Mains electricity and water. Private drainage (shared septic tank accessed via and shared with The Pond House). Oil-fired central heating.



NORTH LODGE



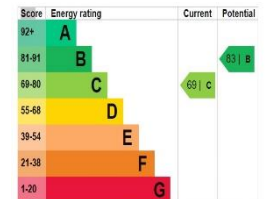
GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT
(47.4 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT
(41.3 SQ.M)

TOTAL APPROX. FLOOR AREA 954 SQ.FT (88.7 SQ.M)

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(ID 839008)







Situation: West Meon village is an extremely sought-after address in the South Downs National Park. Offering a thriving community with many social clubs and amenities to include doctors' surgery, school, village store with cafe, a botanicals barber shop, butchers' shop, church, and The Thomas Lord bistro public house. Access to the A272 which links to Petersfield and Winchester both with their extensive amenities and train services to London is nearby as is the south coast via the A32. Surrounding the village is stunning countryside with footpaths and bridleways in abundance.

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.

Local Authority: Winchester Council.

Tenure: The property is offered for sale Freehold.

Viewing: Strictly by appointment via The Country House Company **Tel:** 02392 633026 **Email:** katep@countryhousecompany.co.uk

AGENTS NOTES: North Lodge is currently tenanted under an AST periodical contract and has a parking space on the driveway of The Pond House. There is a shared access at the head of the driveway for the neighbouring property. Increased Stamp Duty costs likely apply when purchasing two separate properties.



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