



THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

MEONSTOKE  
Hampshire

A substantial detached 5 bedroom property with annexe/home office and approximately 3.3 acres of grounds situated in this sought after village within the South Downs National Park.



### Mileages (approximate)

Petersfield - 10 miles

Winchester - 12 miles

A3 - 9 miles, M3 (junction 11) - 10 miles

### Summary of Accommodation

ENTRANCE HALL

FARMHOUSE KITCHEN/BREAKFAST ROOM

SITTING ROOM

DRAWING/DINING ROOM

CONSERVATORY

UTILITY AND CLOAKROOM

FIVE BEDROOMS - 2 ENSUITES

FAMILY BATHROOM

DETACHED ANNEXE/HOME OFFICE

WORKSHOP AND STORE - POTENTIAL GARAGING

3.3 ACRES OF GROUNDS

### Description

An attractive home which has been sympathetically extended and refurbished over time by the current owners, blending both traditional and contemporary styling to provide a comfortable arrangement of accommodation over three floors with superb garden or countryside outlook to all aspects.

On the ground floor is a welcoming dual aspect farmhouse style kitchen with access to the cosy second sitting room which has a



fireplace and floor to ceiling oak framed glazed panels with doors opening to sun terrace. A formal drawing/dining room, again with fireplace, leads to the conservatory and to a raised decked terrace creating the ideal entertainment space. In addition, on the ground floor is a cloakroom/wet room and utility.

On the first floor are four good sized bedrooms, one with ensuite shower/bathroom and a family bathroom. On the second floor is the master bedroom suite with magnificent views over the grounds and surrounding South Downs countryside.

Ancillary accommodation is located to the rear side of the property and is self-contained. It is currently arranged as a home/office on the ground floor and studio apartment on the first floor with separate access. There is also a large workshop/store and ample parking and turning space.

### Outside

The grounds are a particular feature and extend to approx. 3.3 acres which includes 0.75 acres of formal garden with areas of mature shrub beds and borders, lawn, orchard, and vegetable beds. The remainder is paddock land and wild flower meadow which has the benefit of a separate field gate to the lane making it ideal for those with horses or livestock.

### Situation

Meonstoke is a popular village situated within the South Downs National Park. The village has an outstanding pre-school and infant school (with free transport to Droxford Junior and Swanmore College), a public house, church, children's play areas, skate park, tennis court, an outdoor gym, an active village hall and a local store with post office. The area is ideal for leisure pursuits with nearby Corhampton Golf Club, footpaths, cycle paths and bridleways. Mainline services to London run from Petersfield and Winchester. The A3/M3/M27 motorways, the coast and Hampshire and West Sussex cities are easily accessible.

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

**Local Authority:** Winchester City & Hampshire County Councils.

**Council Tax Band:** Main House: Band G Annexe: Band A

**Viewing:** Strictly by appointment with The Country House Company. 02392 633026

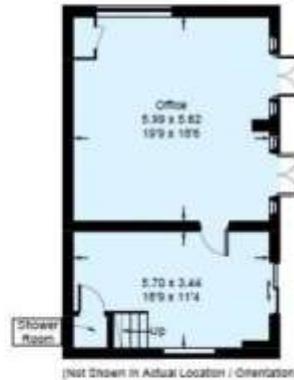
Email: [sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk)



Approximate Gross Internal Area = 299.5 sq m / 3223 sq ft  
 Annexe = 77.4 sq m / 834 sq ft  
 Garden Store = 17.0 sq m / 183 sq ft  
 Total = 393.9 sq m / 4240 sq ft



Annexe - Ground Floor



Annexe - First Floor

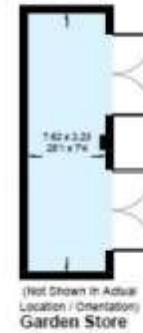
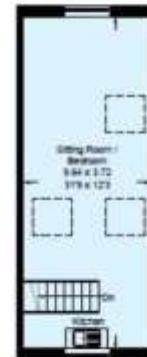


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID465482)



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

