



THE
COUNTRY
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COMPANY

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East Meon, Hampshire

The Green, East Meon, Hampshire

An attractive 4 bedroom home overlooking the village green and the superb countryside of the South Downs National Park.



Mileages (approximate)

Petersfield – 5 miles
Winchester – 15 miles
Portsmouth - 19 miles
Guildford – 15 miles

Summary of Accommodation

4 Double Bedrooms
2 En suite Bathrooms
Sitting/Dining Room
Study
Kitchen
First Floor Utility
Family Bathroom
Cloakroom
Detached Garage

Description

A welcoming home offering a flexible internal layout with front elevation overlooking the village green and the South Downs countryside.

The property presents light, spacious, well-appointed and presented accommodation arranged over three floors. This includes the well fitted study, kitchen with Aga, and open plan sitting/dining room which creates a wonderful



space for entertaining. Also, on the ground floor is the cloakroom and entrance hall with stairs to the first floor where there is a utility room and two double bedrooms each with en suite facilities.

On the second floor are two further good sized bedrooms, a family bathroom and additional fitted storage.

Outside

To the front of the property is a paved terrace and outside dining area enclosed by low wall with direct access to the village green (pictured above). To the rear is the pretty walled garden which has been landscaped for

ease of maintenance and benefits from a lovely sunny aspect. In addition, there is a pedestrian gate which takes you to the garage and private parking areas, with a further storage area to the side elevation.

Situation

The Green development is situated just behind the village green on the south western edge of East Meon within easy access of the amenities which include a historic church, two pubs, a shop, village school, tennis court, cricket/recreation ground and sport clubs. There is an active community and plenty of local footpaths and the South Downs Way for those who enjoy walking, cycling or simply being

outside in the country. The popular market town of Petersfield with its extensive amenities is just over 5 miles away. It has a mainline station with services to London Waterloo (in approx. one hour) and access to the A3, providing good regional links to Guildford and the South Coast. There are private schooling choices with Bedales, Churcher's College, Highfield and Ditcham Park schools all within range.

Services: Mains electricity, water and drainage.

Local Authority: East Hampshire District 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

Agents Notes: The property benefits from Photovoltaic tiles with tariff contracted to the National Grid.

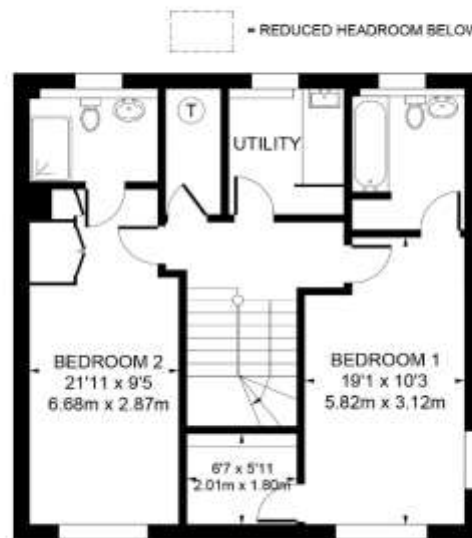


Disclaimer: (including fixtures and fittings)

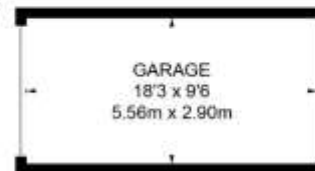
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GROUND FLOOR
APPROX. FLOOR
AREA 770 SQ.FT
(71.5 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 772 SQ.FT
(71.7 SQ.M)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
APPROX. FLOOR
AREA 453 SQ.FT
(42.1 SQ.M)

TOTAL APPROX. FLOOR AREA 2169 SQ.FT (201.5 SQ.M)
(INCLUDING GARAGE)

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.
floorplansUsketch 2019 (ID 527139)



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