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Carter Jonas

Shafts Farm, West Meon, Hampshire, GU32 1LU

A well presented 5 bedroom detached property with in excess of 8 acres, situated in the magnificent South Downs National Park within the thriving village of West Meon.



Mileages (approximate)

Petersfield - 8.5 Miles, Winchester - 12.5 Miles

Alton – 12 Miles

Summary of Accommodation

Ground Floor

Entrance Hall
Kitchen/Breakfast Room
Family/Dining Room
Sitting Room
Conservatory
Utility
Double Garage

First Floor

Master Bedroom with En Suite Bathroom
Two Guest Bedrooms with En Suite Showers
Two Further Bedrooms
Family Bathroom

Description

This versatile home has been sympathetically upgraded and whilst it is a comfortable home for the owners, the property has provided additional income as a B&B and DIY livery.

Given the acreage, stables and enviable location, this could be the ideal property for those looking for a home/income lifestyle or simply for those with an equestrian interest looking for a property with good equine facilities surrounded by an abundance of out-riding.



The accommodation is very well presented and arranged over two floors. On the ground floor is an extensively fitted kitchen/breakfast room with utility, a sitting room with fireplace, a conservatory and a formal dining room which could (stpp) be opened into the double garage, which it adjoins, to create further living space.

The first floor has an open plan landing which is an ideal study/library area and there are three double bedrooms each with their own en suite facilities. In addition, there are two further good-sized bedrooms and a large family bathroom.

Outside The grounds are a particular feature of the property. To the front of the house are

established flower/shrub borders and immediately. The rear garden is attractively landscaped and laid out as a large sun terrace with stunning raised perennial and shrub borders. Beyond the house is the yard and stable block which has power and water. There is a fenced space for chickens and a further area with attractive planting enclosed by formal hedging.

The paddocks are accessed from the drive and benefit from being slightly elevated. There is no additional access to the land so there is a very good degree of privacy and security overall.

Situation

The property is set away from the main thoroughfare along East Meon Road. Positioned

within the South Downs National Park the surrounding countryside is magnificent and offers bridleways and footpaths in abundance. The village itself affords a thriving community with a village store, butchers' shop, school, church and popular Bistro pub - The Thomas Lord. The A32 provides excellent access for commuters to Winchester, Petersfield and Alton which in turn have train services to London or direct access onto the A3 or M3 to the Capital or to the coast.

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

Local Authority: Winchester City Council.

Viewing: Strictly by appointment with The Country House Company. Tel; 02392 633026 or Carter Jonas Tel; 01962 833375

Directions

On entering West Meon turn into The High Street and pass The Thomas Lord Public House on the left-hand side. Continue and the property is on the left-hand side just past Lynch Lane.

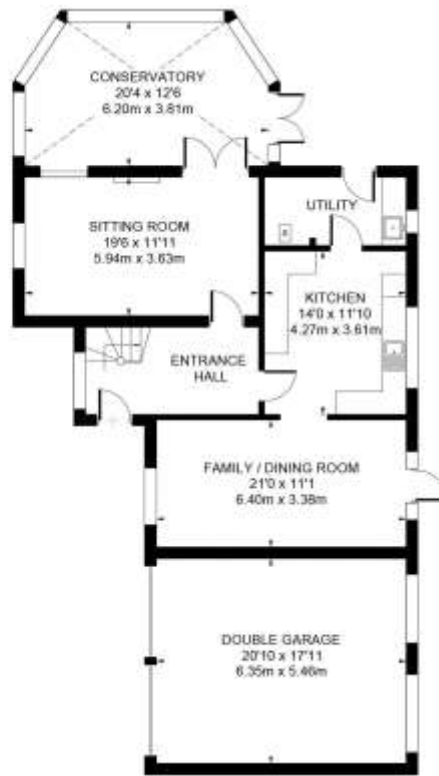
Agents Notes:

As there may be scope for development the sale will be subject to a restriction on Title whereby any enhanced value established as a result of the Purchaser (or successors in Title) achieving planning consent for new residential development on the Property, shall be shared 50/50 between the Purchaser and Vendor



Disclaimer: (including fixtures and fittings)

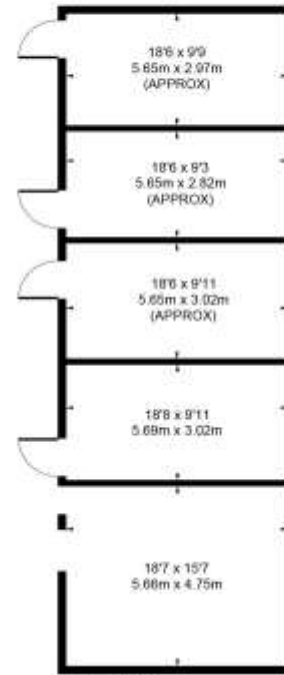
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GROUND FLOOR
APPROX. FLOOR
AREA 1109 SQ.FT
(103 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 1243 SQ.FT
(115.5 SQ.M)



STABLE BLOCK
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 2352 SQ.FT (218.5 SQ.M)
STABLE BLOCK 1046 SQ.FT (97.2 SQ.M)
DOUBLE GARAGE 369 SQ.FT (34.3 SQ.M)
TOTAL 3767 SQ.FT (350.0 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.
floorplansUsketch 2019 (ID 552425)



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