

THE  
COUNTRY  
HOUSE

COMPANY

Sales | Lettings | Management

West Meon  
Hampshire



## West Meon, Nr Petersfield, Hampshire

A stunning detached, 4 bedroom Grade II listed property with 3 reception rooms and an office/studio enviably located in the heart of the village of West Meon in the South Downs National Park.



### Mileages (approximate)

Petersfield - 8.5 Miles  
Winchester - 12.5 Miles  
Alton - 12 Miles

### Summary of Accommodation

#### Ground Floor

Entrance Hall  
Sitting Room  
Dining Room  
Family Room  
Kitchen/Breakfast Room  
Cloakroom

#### First Floor

4 Bedrooms  
Shower Room  
Bathroom

#### Outside

Office/Studio

### Description

This beautifully styled home, formerly two cottages, has been the subject of extensive yet sympathetic refurbishment by the current owners which includes a new thatch complete with a unique secondary liner, a new kitchen, bathrooms and an oak framed office/studio in the garden.



The accommodation is well planned, light and spacious throughout with all the character features expected of a property of its period. On the ground floor is the extensively fitted kitchen/breakfast room and a cosy dual aspect sitting room with impressive inglenook fireplace and stove. There is large family room and elegant dining room again dual aspect with fireplace and log burning stove.

In addition, and completing the ground floor accommodation, is an entrance hall, and cloakroom.

Two staircases ascend to first floor where there are four good sized bedrooms a shower room and bathroom.

### Outside

The garden lies to the rear of the house with side access for private parking and pedestrian access to the lane.

### Situation

The property is situated in the heart of the village which offers a thriving community and amenities to include with a village store, butchers' shop, school, church and popular Bistro pub - The Thomas Lord.

The village falls within the South Downs National Park and the surrounding countryside is magnificent and offers bridleways and footpaths in abundance. For commuters there is excellent access to Winchester, Petersfield and Alton which in turn have train services to

London or direct access onto the A3 or M3 to London or to the coast

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

**Local Authority:** Winchester City 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

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



### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars.

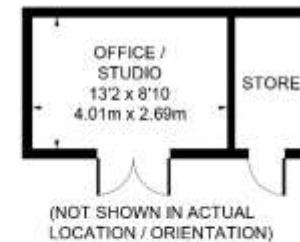
2019. Interior photos 2019

Date of particulars





= REDUCED HEADROOM BELOW 1.5M / 5'0



TOTAL APPROX. FLOOR AREA 2005 SQ.FT (186.3 SQ.M)  
 OUTBUILDING = 164 SQ.FT (15.2 SQ.M)  
 TOTAL = 2169 SQ.FT (201.5 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 (JD 603488)



The Country House Company

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