



Warnford
Nr Petersfield
Hampshire

Warnford, Nr Petersfield, Hampshire SO32 3LE

A superb detached 5 bedroom property situated in the sought after village of Warnford in the South Downs National Park with good access to commuter links.



Mileages (approximate)

West Meon – 1.7 miles

Petersfield - 10 miles

Winchester - 11 miles

Summary of Accommodation

Ground Floor

Entrance Hall

Living Room

Dining Room

Kitchen/Breakfast Room

Study

Utility

Cloakroom

First Floor

Bedroom 1 with ensuite Shower/Bathroom.

4 Further Bedrooms

Family Shower/Bathroom

Outside

Double Garage

Description

This light and spacious, well-presented home is positioned within a small exclusive enclave of only five properties in the heart of the village and offers generous accommodation arranged over two floors.



On the ground floor is a welcoming reception hall and an elegant dual aspect living room with fireplace, log burning stove and patio doors to the garden.

There is a formal dining room also with doors outside, a study and a well fitted kitchen/breakfast room, utility, and a cloakroom.

On the first floor are five good sized bedrooms with an ensuite shower/bathroom to the principal bedroom and a family shower bathroom.

Outside

The property is set back from Lippen Lane and benefits from parking and a double garage.

To the rear is a private west facing garden with sun terrace immediately adjacent to the house and lawn with mature beds and borders beyond.

Situation

Warnford is a sought-after address with excellent access to commuter links which include the A32 and A272 which links to the A3 and M3/M27.

The amenities of the village include a public house, a superb local playground in a beautiful riverside setting, and a church set in the Grade

II listed Warnford Park. An extensive network of footpaths and bridleways give access to some of the best views in the Upper Meon Valley, Pinks Hill being five minutes from the house and Old Winchester Hill within an hour's walk.

West Meon is under 2 miles away and has further amenities to include a village school, doctors' surgery, a shop, butchers, café, and bistro pub whilst the centres of Winchester and Petersfield provide more extensive amenities to include train stations for London.

Well regarded schools within the area include Bedales, Churchers College, Ditcham Park and The Petersfield School.

Services: Mains electricity and water. Private shared Treatment Plant (recently replaced) 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.

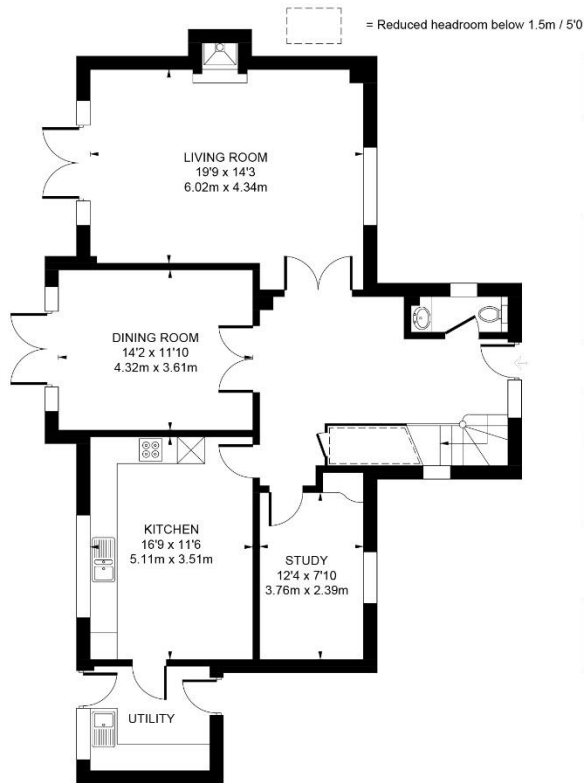
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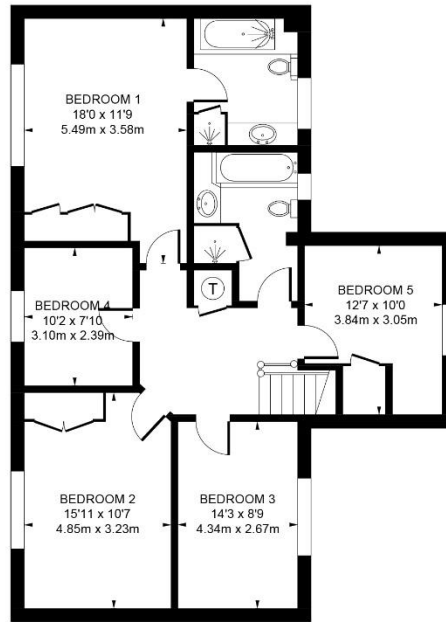


Disclaimer: (including fixtures and fittings)

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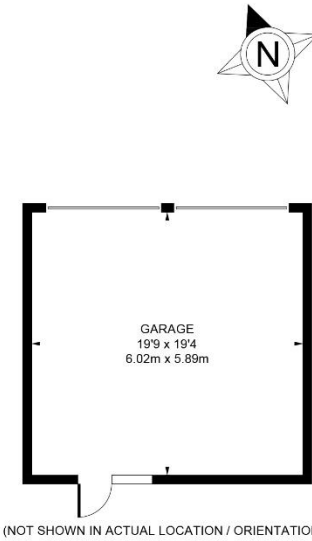
GROUND FLOOR
APPROX. FLOOR
AREA 1106 SQ.FT
(102.8 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 993 SQ.FT
(92.3 SQ.M)

TOTAL APPROX. FLOOR AREA 2099 SQ.FT (195.1 SQ.M)
GARAGE 381 SQ.FT (35.4 SQ.M)
TOTAL 2480 SQ.FT (230.5 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.



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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