



WEST MEON

Petersfield, Hampshire, GU32 1JG

Carter Jonas

WEST MEON, PETERSFIELD, HAMPSHIRE, GU32 1JG

- Three bedrooms • Three reception rooms • Mezzanine floor • Two bathrooms • Sought after village location
- Generous off-road parking • EPC Rating E

DESCRIPTION

Approached via a private track, the property benefits from off road parking and opens into an entrance hall that immediately sets the tone for the rest of the house. To one side lies a striking sitting room with a vaulted ceiling, wood burning stove and a wrought iron spiral staircase rising to a mezzanine level, currently used as a home office.

Set beyond the sitting room is the principal bedroom suite, incorporating an en suite bathroom with both bath and separate shower, a dressing area, and glass sliding doors leading to a decked terrace providing direct access to the garden. From the entrance hall, a cloakroom with built in storage and utility space sits centrally, with a step leading down to a well designed kitchen and additional living area. The kitchen is contemporary in style and fitted with integrated appliances, arranged around a practical island that works well for daily use and entertaining alike. An adjoining dining area features double doors opening onto the garden, while a wrought iron staircase separates the kitchen from the adjacent seating area. A side porch, complete with the property's original front door, adds another layer of character. The upper floor provides two further bedrooms along with a family bathroom and useful eaves storage.

OUTSIDE

Externally, the gardens and a small orchard are delightful and provide many areas of interest with a range of beds, borders and areas for outdoor entertaining. The rear garden is enclosed and extends towards the neighbouring churchyard, laid mainly to lawn with a patio area well suited to outdoor dining. To the front and side, a thoughtfully planted cottage garden leads back towards the parking area, completing the setting.

A CHARACTERFUL THREE BEDROOM HOME TUCKED AWAY IN THE HEART OF WEST MEON



LOCATION

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 the popular Thomas Lord public house. Situated within a designated Conservation Area, offering a degree of protection from extensive new development.

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. There is an excellent range of local state and independent schools, including a village primary school, The Petersfield School (TPS), Churchers College, Ditcham Park and Bedales.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating and mains water. Shared septic tank, located in the neighbouring properties garden

Local Authority: Winchester City Council

Council Tax: Band F

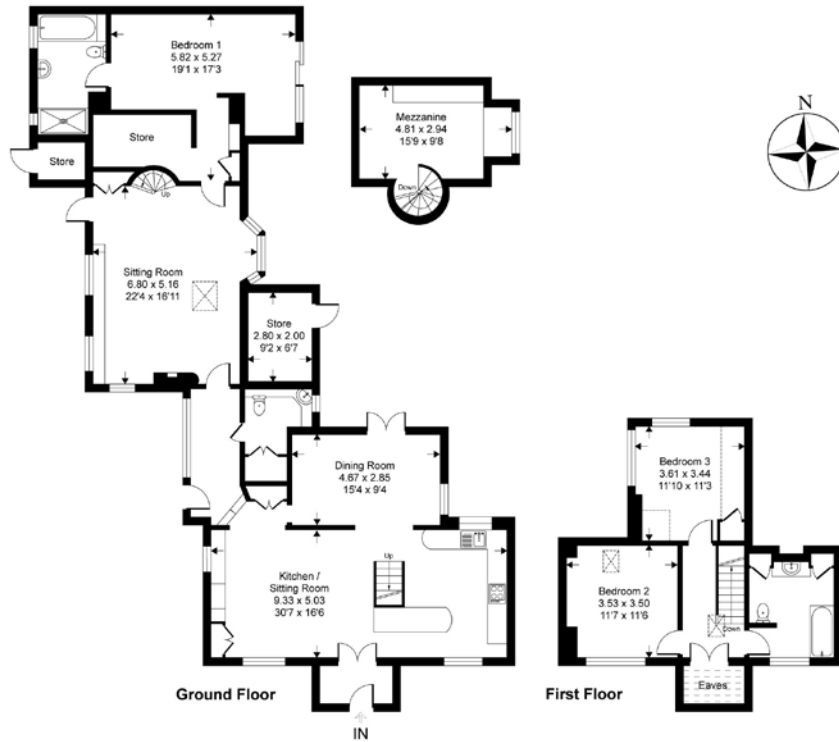
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website. Fibre optic cable outside the property, not connected but available.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742

What3words: covertly.uniform.elections



Approximate Gross Internal Area = 188.9 sq m / 2034 sq ft
 Approximate Outbuilding Internal Area = 7 sq m / 76 sq ft
 Approximate Total Internal Area = 195.9 sq m / 2110 sq ft
 (excludes restricted head height)



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Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

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