





Situated on the outskirts of West Meon, a delightful village within the South Downs National Park between Petersfield and Winchester, this impressive barn conversion occupies a courtyard setting adjacent to the surrounding countryside and includes a separate outbuilding that would make a great home office or annex.

Enjoying a quiet position with views over the neighbouring farmland, this property is only minutes away from the village centre and offers an exceptional opportunity to purchase an imaginatively converted barn situated in an outstanding location. The attractively presented and well-proportioned accommodation is arranged over two floors and affords an abundance of charm and character with exposed oak beams and brickwork.

Approached via a private courtyard with three other barn conversions, a shingle driveway, affording ample parking for several vehicles, leads to the glaze-fronted two storey entrance porch. The impressive, vaulted entrance/dining hall with quarry tiled floor has an open staircase leading up to a galleried landing above. On this upper floor is the spacious open-plan sitting room that enjoys a feature exposed chimney breast with a log burning stove. On the opposite side of the landing, you'll discover the master bedroom with a vaulted ceiling, fitted wardrobes and floor level glazing allowing an abundance of light to flood in. To the rear of the bedroom is a spacious en-suite shower room.



The remaining accommodation on the ground floor comprises a large kitchen/breakfast room that has been attractively fitted with modern eye level and base units and breakfast bar but retains an Aga range that is housed in an

exposed brick chimney breast. Off the kitchen is a utility room that leads out to the rear garden. On the opposite side of the entrance/dining hall are three well proportioned bedrooms, two with fitted cupboards, and a family bathroom. A rear lobby accesses a cloakroom and leads to the garden.

Neighbouring the main barn is an ancillary detached, stable block style, building that currently offers a spacious workshop at one end that was created from a previous double garage which still retains two pairs of timber double doors out to the driveway. The remainder of the outbuilding offers flexible accommodation and numerous potential uses including as a home office. This is currently laid out as a bedroom, utility room plus shower room with WC, storage and has a further small bedroom above. Externally, a fast-charging point has recently been installed for an electric vehicle.

The front garden is mainly lawned behind a picket fence and laurel hedge. To the rear is a secluded area of paved patio ideal for alfresco dining and entertaining. Steps lead up to a lawned garden with well stocked herbaceous border and mature trees. To the side is a small vegetable plot and covered log store.

West Meon is a very pretty village in the heart of the Meon Valley and in an Area of Outstanding Natural Beauty. A delightful and vibrant community with several amenities including a village shop, butchers, well-regarded public house (The Thomas Lord), primary school, doctor's surgery and numerous sports clubs. The South Downs is a designated National Park and provides an exceptional, unspoilt setting with many opportunities for walking, riding and other country pursuits. There are numerous well-



regarded preparatory and secondary schools in the area including Twyford, Prince's Mead, West Hill Park, Pilgrim's, Highfield, Bedales, Churcher's, Winchester College, St Swithun's, Lord Wandsworth College and Portsmouth Grammar School. Mainline railway stations to London are located nearby at Winchester and Petersfield.

Council Tax – Winchester City Council – Band G (£3143.33 per annum)

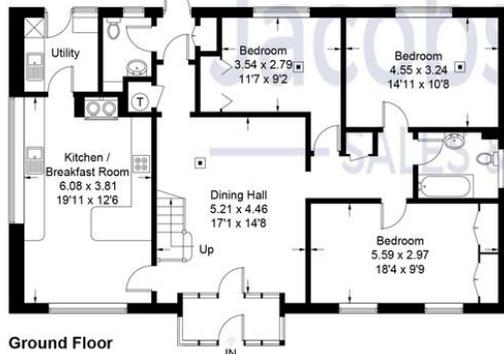
Viewings strictly by appointment with Jacobs and Hunt,



Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft (Excluding Void)
 Outbuilding = 86.2 sq m / 928 sq ft
 Total = 287.4 sq m / 3094 sq ft



First Floor



Ground Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
 (Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID786497)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

