





A rare opportunity to purchase a character detached family home, sat on approx. an acre plot, located in the Meon Valley close to West Meon, near Petersfield, Hampshire. This charming home offers five bedrooms, an abundance of parking, double garage and carport. Internal inspections are highly recommended.

This period home was previously owned by Edward Austen (brother of the famous author Jane Austen) in the 18th century and has been the current family's home for approaching 25 years. Now offered for sale with no onward chain, the property needs to be seen to appreciate the accommodation, character, and grounds the home affords.

Approached off Marlands Lane via a gated entrance that opens into a spacious gravelled area of parking, that is adjacent to a stable/garaging block consisting of two garages, carport, four stables, tack room and feed store. Steps and flagstone path leads to the house, a small entrance porch leads into a front aspect dining room with exposed wooden floor, open chimney with log burning stove and a connecting door through to the sitting room which has a feature fireplace and crittall windows to the front and side elevations. The kitchen/breakfast room sits to the rear of the house and opens into a side conservatory that opens on to a rear patio area. Additionally, on the ground floor is a front aspect snug, a study and playroom/potential 6th bedroom, plus a cloakroom and utility room.



On the upper floor, there are five bedrooms, a wet room and family bathroom, plus another cloakroom. The house has oil-fired central heating and is serviced by a sewage treatment plant.

Externally, the property enjoys a high degree of privacy being surrounded by mature hedges and has a formal rear garden ideal for alfresco dining, entertaining and relaxation, beyond is a further area of grounds with a disused outbuilding and second access to Marlands Lane which in turn backs on to fields. Additionally, there is a walled vegetable garden with Victorian style glass house, a further lawned garden enclosed by beech hedging that has potential for a tennis court or swimming pool.

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 village with several amenities including a village shop, butchers, well-regarded public house (The Thomas Lord), primary school and numerous sports clubs. The South Downs are a designated National Park and provide 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.

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

Viewings strictly by appointment with Jacobs and Hunt, Petersfield. Tel: 01730 262744.

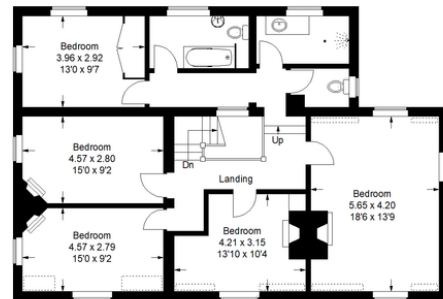
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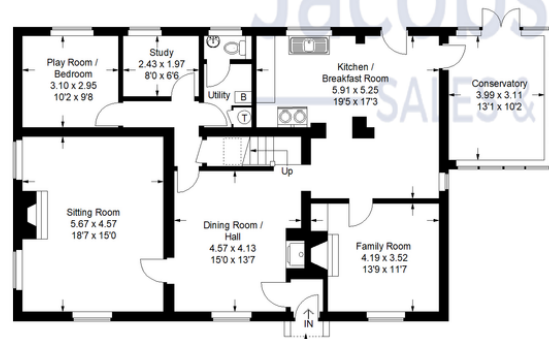


West Meon, Petersfield

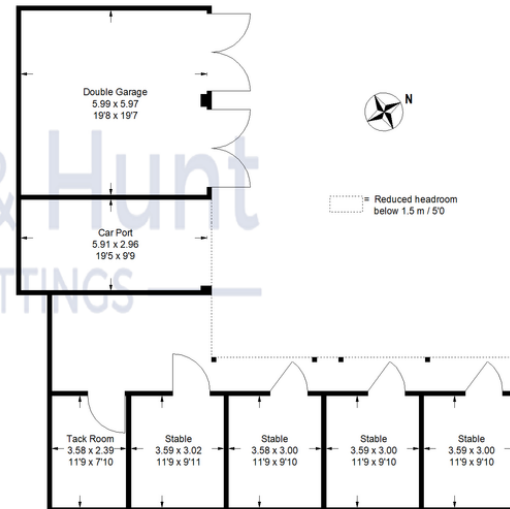
Approximate Gross Internal Area = 244.2 sq m / 2628 sq ft
Outbuilding (Including Double Garage / Excluding Car Port) = 89.7 sq m / 965 sq ft
Total = 333.9 sq m / 3593 sq ft



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)
Outbuilding

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 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



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