





£2,000 contribution towards Solicitor fees when you purchase this house! T&Cs Apply.

This beautiful, three bedroom, two bathroom new build cottage has been completed to the highest standard with a bespoke finish throughout and simply must be seen.

Located in the beautiful village of East Meon, in the South Downs National Park, offering two well-known pubs, East Meon C of E Primary School and just 5 miles drive to Petersfield with its mainline railway station and A3 access to London, Guildford and Portsmouth.

The house is a new build property with a structural warranty and offers under floor heating to all rooms, air source heat pump for hot water and central heating and landscaped rear garden with off road parking.

Accommodation comprises of front door leading to entrance hallway with handmade stairs rising to first floor, panelled wall, understairs storage cupboard, WC with toilet with hand basin inset into quartz worktop with cupboards under. Limestone flooring, LED lighting. Under floor heating.



Solid wooden panel door lead to a fabulous kitchen/dining family room comprising of handmade kitchen units painted in Farrow & Ball 'Elephants Breath', with quartz worktops. Centre island unit which has a breakfast bar seating area. Butler sink with swan neck tap overlooking the rear garden, Neff halogen hob and extractor hood, Neff built in double oven and integrated Bosch dishwasher. Space for table and chairs and fridge freezer, double French doors leading to rear terrace. LED downlighting. Limestone flooring. Under floor heating.

Behind is the utility room comprising wall and floor units, sink and space and plumbing for tumble drier and washing machine. Cupboard housing hot water tank for hot water. Casement door leading to side access. Limestone flooring. LED lighting. Under floor heating.

The sitting room offers a lovely living space with views over the pretty front garden and double French doors leading to the rear terrace and garden. There is a small study area with a window. Inglenook fireplace with sitting area and woodburning stove. LED lighting. Limestone flooring. Under floor heating.

The first floor comprises landing area with wooden flooring, underfloor heating, Velux skylight. LED lighting. Under floor heating.

The master bedroom overlooks the front, wooden flooring and ensuite shower room with walk in shower, WC and wash hand basin, LED lighting, Under floor heating. Tiled flooring.

Bedroom two overlooks the front garden and is an excellent size double bedroom, wooden flooring, LED lighting, Under floor heating

Bedroom three overlooks the rear garden and features a large walk in wardrobe, wooden flooring, LED lighting, Under floor heating..

The family bathroom offers a panelled bath with shower handset, WC and wash hand basin with quartz surround. Underfloor heating, LED lighting. Tiled flooring.



Externally, the front garden is a quintessential cottage garden and all the plants have been retained during the build programme. Path leading to the porch and side access to the rear and side of the property.

The rear garden has been landscaped to provide two terrace areas with an old stock brick path leading through the two lawned areas to the driveway with parking for 2/3 vehicles. Newly constructed wooden storage shed. Outside tap. Outside lighting.



The Square, East Meon

Approximate Gross Internal Area = 135.1 sq m / 1454 sq ft



= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (ID863908)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	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 and 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

