



Pond House

EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1EX

Wilson | Hill

5 Bedrooms | 3 Bath/Shower Rooms (1 En Suite) | Hall | Drawing Room | Snug/Playroom | Kitchen/Breakfast/Sitting Room | Utility Room | Boot Room | Cloakroom | Garden Store
Garden, Wildflower Areas and Ecology Land in all about 0.365 acre (0.148 ha)

Mileages: Petersfield 5 miles, Guildford 30 miles, Winchester 17 miles, Portsmouth 18 miles, A3 4.4 miles. Mainline station at Petersfield.



| The Property

A charming country home in a special rural setting. Pond House has grown from smaller farm cottage origins via a sympathetic brick and flint period styled extension to a well-balanced family home with a wonderful contemporary interior which provides 21st century convenience. The house has many lovely rural aspects and a brilliant light interior.

The kitchen/breakfast room is at the heart of the house with Aga and double doors to the terrace. The drawing room has an open fireplace and handy playroom or snug off it and, on a practical country level, a good utility and boot area. Upstairs the house is well balanced by five double bedrooms and three modern bath/shower rooms (one en suite).





a mainline station with services to London Waterloo in just over an hour and this is also where you can access the A3, providing good regional links to Guildford and the South Coast. There are private schooling choices with Bedales, Churcher's College, Highfield and Ditcham Park all within range.

| Location

Pond House is set back from a narrow country lane in an elevated position in the heart of the South Downs National Park. There are lovely vistas from the house over the surrounding unspoilt farmland and countryside, including towards the South Downs. There is a real country feel, being over the road from a working farm, yet the house is within a few miles of the village of East Meon and its thriving community, various village amenities including an historic

11th Century church, two pubs, village shop with post office, school, cricket/recreation ground, village hall and several clubs. It is an active community and there is a network of country lanes which meander for miles, plenty of local footpaths (with the South Downs Way to the south) for anyone who enjoys walking, cycling or simply being outside in the country.

The popular market town of Petersfield with its extensive amenities is just over 5 miles away and has

| Outside

The garden lies around the house and is mainly laid to lawn with several lovely old trees and well planted boundary hedges. On the southern side is a paved terrace ideal for outdoor entertaining. There is a good gravel parking area in front of the house and a very useful general garden store/outbuilding. An outer area of old farmland has been sown with wildflowers, grass and planted with trees to provide an ecology haven for insects and wildlife. In all the garden and ground extend to about 0.365 acre (0.148 ha).



I Directions to GU32 1EX

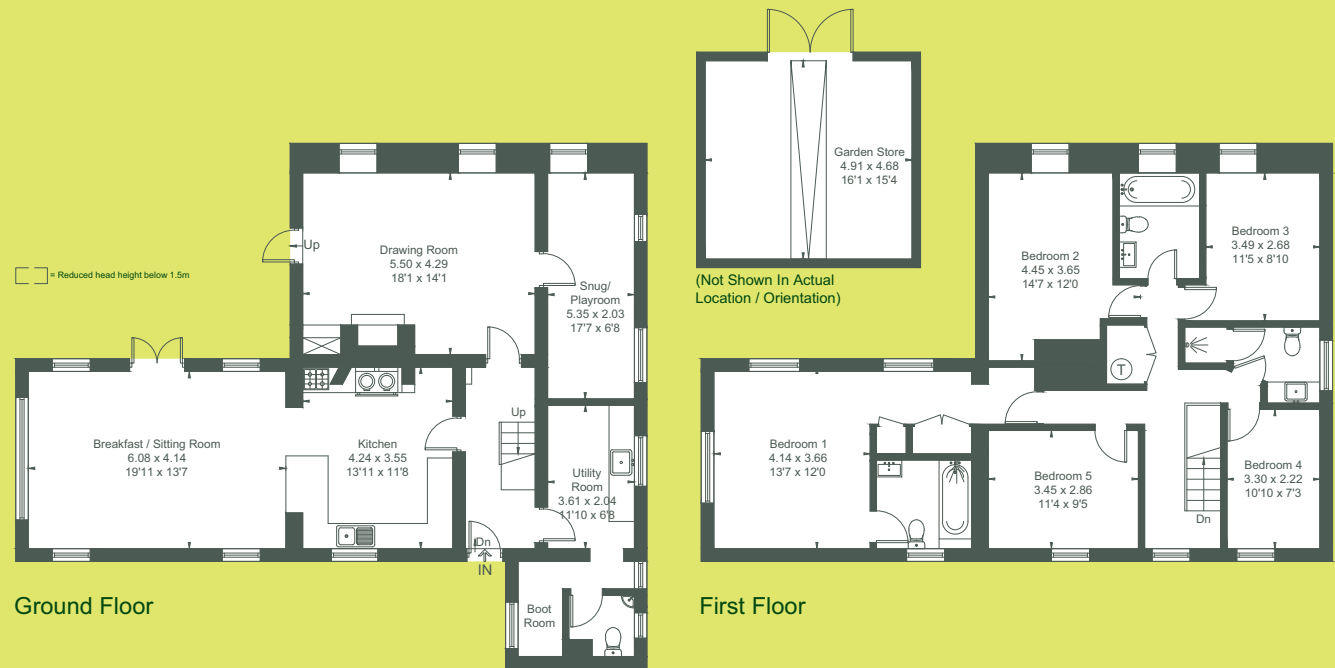
Leave Petersfield on the A272 towards Winchester for about 3.2 miles (passing through Stroud and Langrish and up the hill the road levels out you will pass a 50mph sign and then a crossroads sign with bicycle) take the left turning marked 'Park Road'. Carry on for about 1 mile and the entrance to Pond House will be seen on your left opposite the farm.

 **WHAT3WORDS** ///hence.exist.hawks



Viewing strictly by appointment.

Approximate Area = 201.6 sq m / 2170 sq ft
Garden Store = 23.0 sq m / 247 sq ft
Total = 224.6 sq m / 2417 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 315874

Services: Mains water and electricity. Private drainage.
Oil fired boiler.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band F

EPC: E41

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April/August 2023

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