



## 3 Hillcrest Cottages

MEONSTOKE | HAMPSHIRE | SO32 3NH

BCM

Wilson | Hill

3 Bedrooms | Sitting Room with Inglenook Fireplace | Dining Room with Log Burner | Kitchen/Breakfast Room with AGA | Downstairs Shower Room | Bathroom | Stunning Garden Shed | Cellar | Countryside Views

Mileages: Petersfield 12.2 miles, Winchester 12.5 miles, Fareham 10 miles, London 69 miles



### | The Property

A charming unlisted period cottage with timeless character, good ceiling heights and ample light. The ground floor has a generous sitting room with an Inglenook fireplace and exposed beams, a dining room with a cozy log burner and an open-plan kitchen with AGA which flows into a breakfast room conservatory with doors opening onto the terrace. There is also a

convenient downstairs shower room. Upstairs there are three bedrooms, two of which are generous doubles and all three offer lovely views over the garden and countryside beyond. There is also an open landing, useful as a study space and a well-appointed family bathroom. In all a charming double fronted cottage with spacious rooms and a wonderful garden.





## Location

Meonstoke is a highly regarded village in the heart of the Meon valley with a good range of facilities including a primary school, village hall, recreation ground, pub and with a shop in the village of Corhampton which is within walking distance. A wider range of facilities is available either in Fareham which is 10 miles to the south or at Petersfield where there is a mainline station with services to London Waterloo in just over an hour and the larger regional centres of Chichester, Winchester and Guildford are also within reasonable driving distance. There is an excellent selection of schools in the area including Bedales, Churcher's College and Ditcham Park at Petersfield, St Swithun's and Winchester College in Winchester and also a good choice of state schools.



The village lies in the heart of the South Downs National Park and the surrounding countryside is ideal for walking, riding and the South Coast with its numerous creeks and inlets is also not far to the south.

## Outside

The enchanting garden is deceptive and provides a haven for gardening, entertaining or simply enjoying. A sunny west facing, brick terrace is flanked by a pretty flint wall which gives way to mature hedging creating a sense of privacy throughout. The terrace leads into a stretch of lawn with seating areas to sit and enjoy the view. Steps down lead to a small area of orchard and a path then winds through an archway into a further secret garden and takes you to bottom of the garden where there is a good size shed and a more practical area for storing garden equipment or composting. The garden is peppered with interesting shrubs, trees and plants that provide vibrant colour, shelter and a sense of peace and a haven for wildlife.





Approximate Floor Area = 132.9 sq m / 1430 sq ft

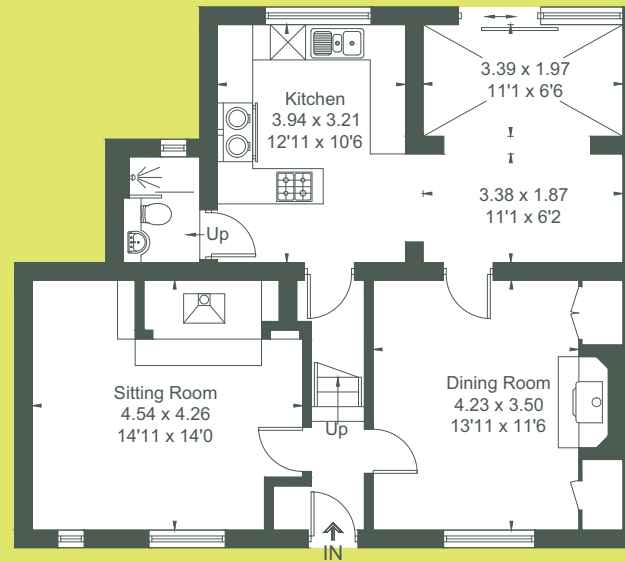
### Directions to SO32 3NH

From Petersfield follow the A272 towards Winchester for about 6 miles to the Meon Hut crossroads. Here turn left onto the A32 signed to Fareham and follow this road through West Meon, Warnford to Corhampton and at the roundabout take the first exit towards Droxford. After about 150 yards turn left to Meonstoke, past the Bucks Head pub up the hill following the road round to the right and 3 Hillcrest Cottages will be seen almost immediately on the right-hand side.

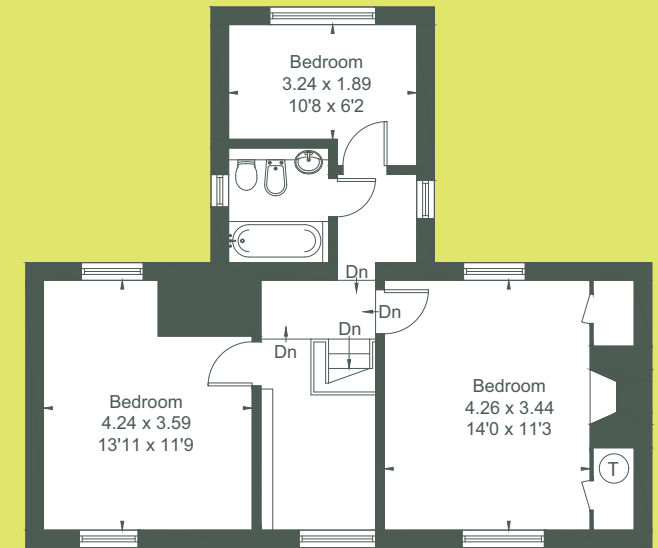
 **WHAT3WORDS** ///intruded.disco.years



Viewing strictly by appointment.



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71222

**Services:** Mains water and electricity, LPG for boiler and heating. Electric AGA. Shared private drainage.

**Local Authority:** Winchester City Council, [www.winchester.gov.uk](http://www.winchester.gov.uk), 01962 840 222

**Council Tax:** Band D. **EPC:** F33.

**Agents Note:** We understand that the cottage benefits from an access across the rear of No. 2.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated May 2024

