





Set in an enviable semi-rural location in a small close is this very well presented four bedroom detached family home that has been improved by its current owners to offer bright and spacious living accommodation.

A most noteworthy feature of this comfortable property is that it backs onto playing fields with a tennis court nearby.

Upon entering the property you will find yourself in its spacious entrance hallway, and this provides access to all rooms on the ground floor. A very welcoming lounge boasting a feature solid fuel burning stove, enjoys views to the front towards hills in the distance. The lounge opens into a further reception room that overlooks its very well - kept garden.

A separate dining room is adjacent to the Lounge and in between the split level well-appointed kitchen / breakfast room with rear porch / boot room. There is access into the double integral garage. A cloakroom / WC completes the accommodation on the ground floor.

To the first floor you will find four good size bedrooms, two of which are doubles. There are great views to be appreciated towards countryside from one of the bedrooms at the front of the property and to the rear three further bedrooms overlook the garden and the playing fields directly behind.

Externally to the rear is a very well kept and presented garden comprising of lawn and patio areas with a variety of plants bushes and shrubs inset.

There is a rear access gate that opens directly onto the



playing fields.

To the front of the house there is a off road parking on drive and this leads to a double integral garage with remote access roll up doors and having light and power.

West Meon is a very attractive village with a great community feel and has many facilities to boast about including a church, school, general store, butcher and a pub / restaurant.

The property and the village are ideally located for those buyers wanting a family home in a country setting yet within quick access to the major towns in the surrounding area such as Petersfield, Alton and Winchester.

This property benefits from no onward chain.

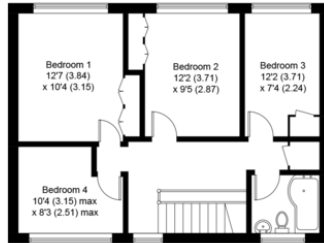
Services : Mains electricity, Mains water, Oil fired central heating, Septic tank.

Council tax : Winchester City Council. Band F, £3086.13 - 2024 /2025

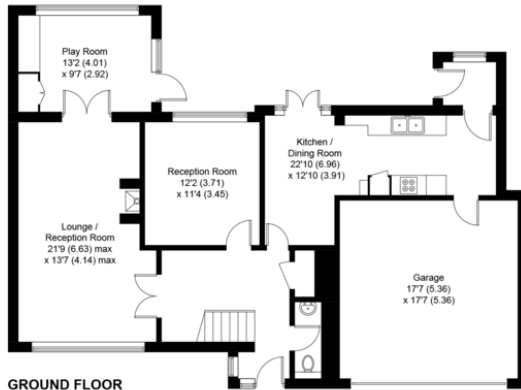
Further information from Jacobs and Hunt Petersfield.



12, Knapps Hard, GU32 1LE
APPROXIMATE GROSS INTERNAL AREA
1978 SQ FT / 183.8 SQ M
(INCLUDING GARAGE)



FIRST FLOOR



GROUND FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1161185)
Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 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

