

THE OLD VICARAGE

EAST MEON • HAMPSHIRE







THE OLD VICARAGE

EAST MEON • HAMPSHIRE

Idyllic edge of village location with glorious views

Hall • Drawing room • Dining room • Study • Playroom • Kitchen/breakfast room
Utility room • Cloakroom • Workshop • Cellar

First floor: Master bedroom with dressing room and adjoining bathroom • 3 further bedrooms
Family Bathroom • Cloakroom

Second floor: 2 bedrooms • Bathroom • Attic room

Coach house/garage • Tennis court • Swimming pool

Garden • Woodland • Kitchen garden

In all about 3.5 acres

Petersfield 5 miles (London Waterloo from 63 minutes)
Winchester 16 miles (London Waterloo from 59 minutes)
(Times and distances approximate)



Knight Frank LLP

14 Jewry Street, Winchester
Hampshire SO23 8RZ

Tel: +44 1962 850333
george.clarendon@knightfrank.com

Knight Frank LLP

55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1552
edward.cunningham@knightfrank.com

www.knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Situation

Set in the South Downs National Park, East Meon is a picturesque village with a shop, primary school, church and two public houses.



The local primary school is a short walk away and is rated “good” by Ofsted (2014). The area is renowned for excellent schooling including Dunhurst, Twyford, Prince’s Mead and Pilgrims’ prep schools as well as Bedales, Churcher’s College, Ditcham Park, Winchester College and St Swithun’s.



Petersfield mainline railway station provides a fast service to London Waterloo and Portsmouth. The A3 and A32 provide links to the national motorway network. Southampton Airport has an increasing range of national and European flights.



The market town of Petersfield and the Georgian town of Alresford offer supermarkets, independent shops and restaurants. Waitrose in Petersfield is about 5 miles away. The vibrant cathedral city of Winchester offers a wide range of boutique shops, a theatre, cinema, pubs and restaurants.



The beautiful surrounding countryside has an abundance of footpaths (including the South Downs Way) and bridleways, excellent for walkers and riders. For sailing enthusiasts there is The Solent and south coast, horse racing at Goodwood and fishing on the county’s famous River Itchen, Test and Meon as well as at nearby Meon Springs. There are golf courses at Petersfield and Corhampton. There is a cricket club within the village of East Meon.







The Old Vicarage

Set on the edge of East Meon, within the South Downs National Park, The Old Vicarage stands in an elevated location with wonderful views over the village and the hills beyond. Built in the mid 19th century the house has spacious rooms with high ceilings and retains period features such as the door furniture, tiled floors in the reception hall and a servant bell system.

As you enter the house there is a lobby with double doors leading through into a reception hall with an elegant staircase. To the right lies the large drawing room with a bay window and an open fireplace as well as original folding doors leading through into the adjacent dining room. The kitchen/breakfast room has a range of painted wooden cupboards, Aga, central island with a granite worktop as well as space for a

large kitchen table in the bay window overlooking the garden. Off the kitchen there is a utility room.

There is a large playroom, a useful workshop space and a study. There is also a second staircase, downstairs WC and a cellar with plenty of storage for wine, logs or coal.

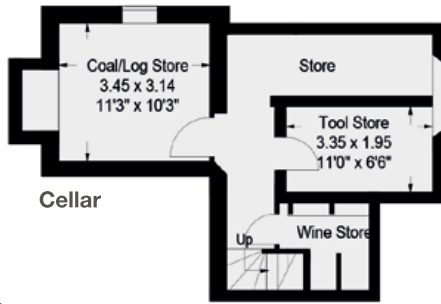
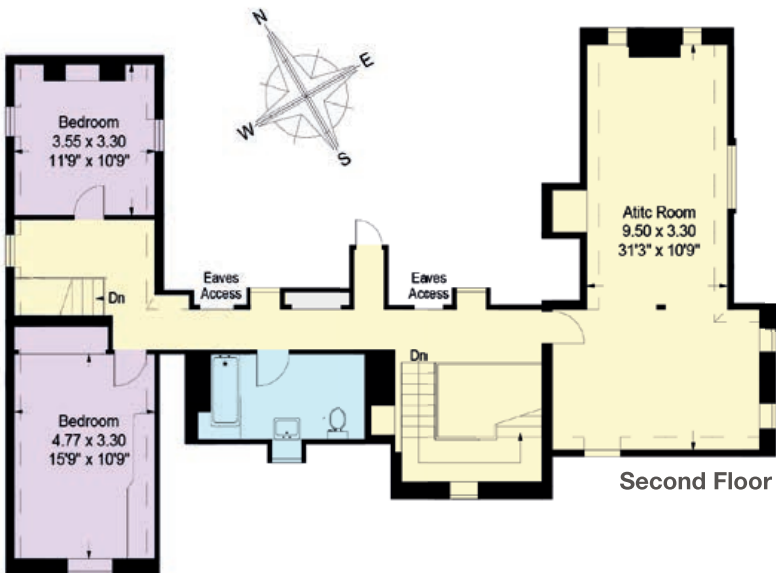
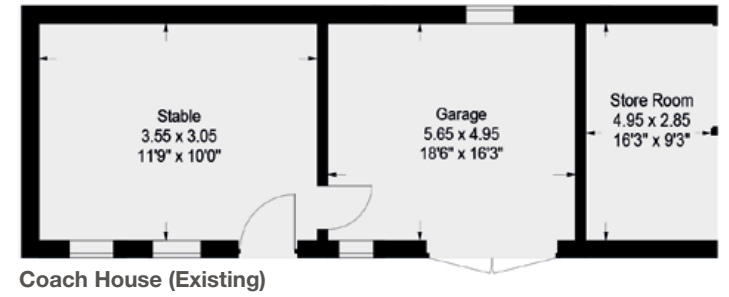
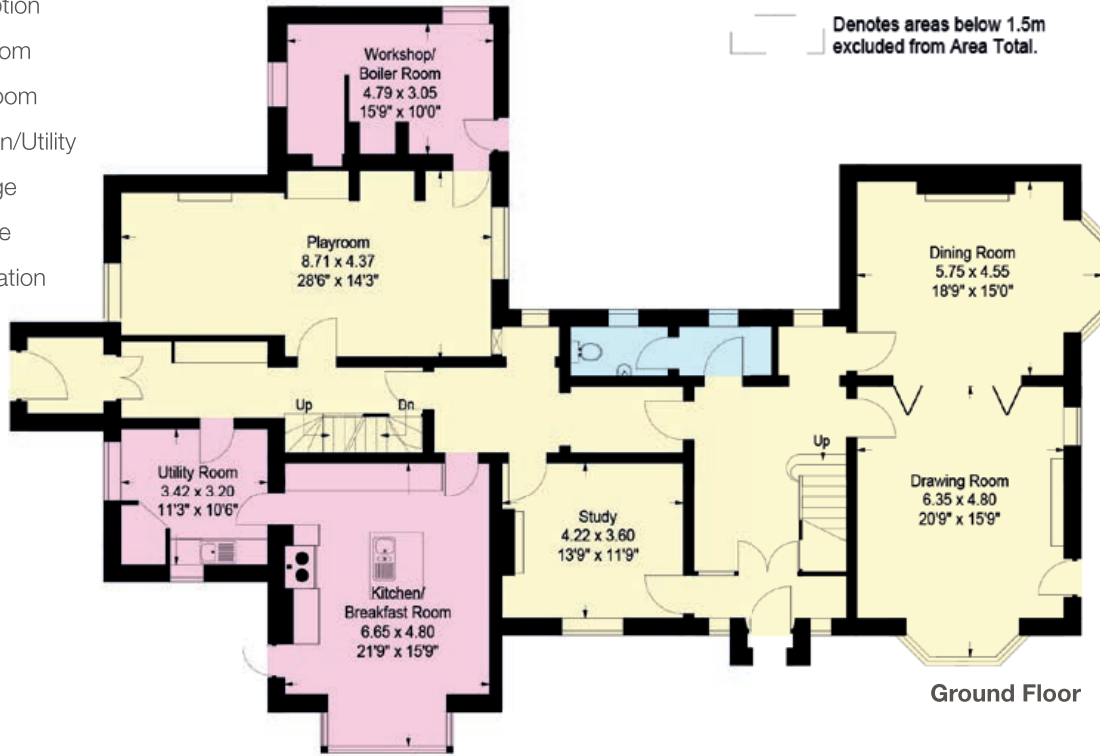
On the first floor are four double bedrooms. The generous master bedroom has a dressing room and an adjoining bathroom with separate shower. This double aspect room has far reaching views to the south and east. There are a further three bedrooms, a family bathroom and a separate cloakroom on this floor.

On the second floor are two bedrooms and a bathroom as well as an attic room which could be used as a games room or a further bedroom. There is a secondary staircase to all floors.

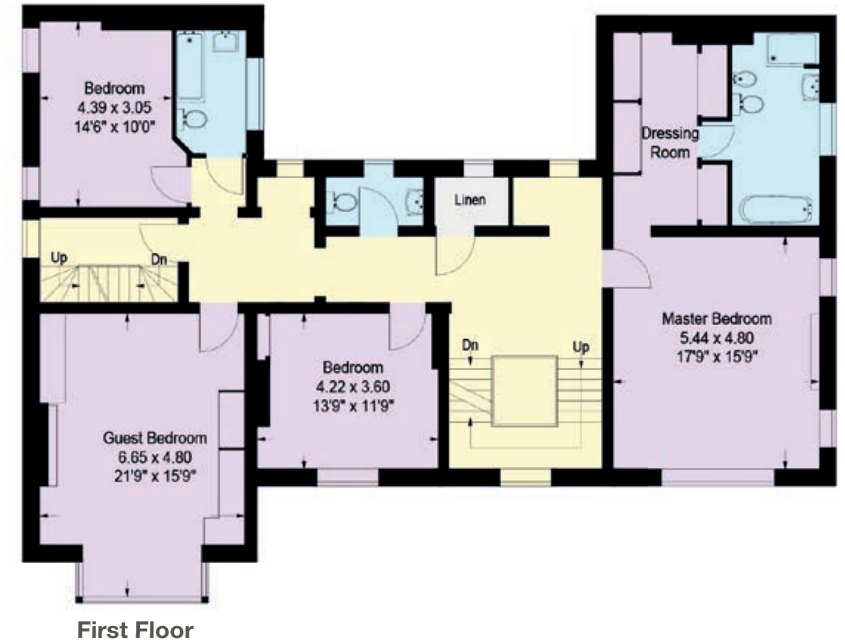


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Denotes areas below 1.5m excluded from Area Total.



Approximate Gross Internal Floor Area
 House: 534sq.m. or 5748sq.ft.
 Coach House*: 61sq.m. or 657sq.ft.
 (*Excludes Boiler/Store)





Outbuilding

There is a brick and flint outbuilding which was originally a coach house. The current owners have had confirmed that this could be converted into ancillary accommodation without the need for planning permission.

Outside

The property is approached via a driveway which leads up to a parking area and a garage to the side of the house. The formal gardens sweep from the south front of the house and the terraced lawns are bordered by mature and well-kept beds. A stone terrace provides an ideal entertaining area and leads to a fully fenced outdoor swimming pool. There is a hard tennis court as well as a kitchen garden and fruit cages. A pathway leads to woodland behind the house which runs the width of the plot and has a gate leading to Park Hill, for walks in the surrounding countryside.





Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Ref: 1020601 Photographs: November 2013 and July 2015 Particulars: February 2016 Kingfisher Print and Design. 01803 867087.



Services

Mains water and electricity. Oil fired central heating. Private drainage.

Fixtures and Fittings

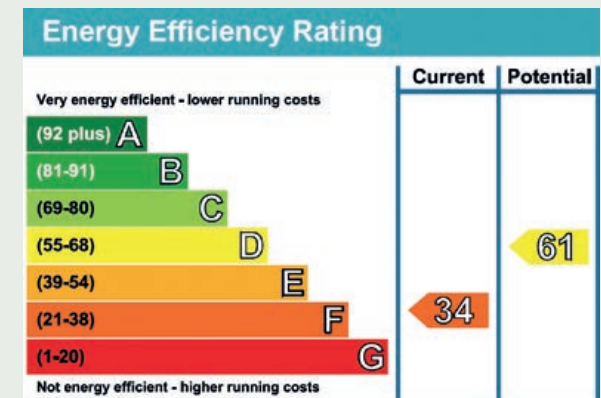
All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Local Authority

East Hampshire District Council in partnership with the South Downs National Park (for planning).

Directions (GU32 1PG)

From Winchester take the A272 to the Meon Hut and turn right onto the A32. Remain on the A32 to West Meon and turn left signposted to East Meon and continue to the village. The Old Vicarage is the second house on the left hand side after the village sign.





 Knight
Frank