



West Meon, Petersfield, Hampshire, GU32 1JS

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West Meon, Petersfield, Hampshire, GU32 1JS

Stunning 'country home' with seven bedrooms, five of which with en suite facilities, located amid glorious rural landscapes, in approximately 17 acres of formal gardens, paddocks and private woodland located in Meon Valley.

Petersfield Station 7.5 miles, Winchester Station 12.5 miles and Heathrow Airport 58.6 miles
(Distance and times approximate)



- Seven bedrooms • Stunning country home • Five en suites • Cinema • Games Room • Gymnasium
- Bar • Triple garage • Stables • Menage'
- Swimming pool • Private woodland



SITUATION

Located on the fringes of West Meon village and offering fantastic commuter access to Petersfield and Winchester, both having direct rail links to London, and a wider selection of shops, supermarkets and education.

More locally West Meon village offers an array of immediate facilities including a traditional butcher, post office, store and the ever popular 'Thomas Lord' public house. Schooling in the area is highly regarded with a host of independent and state schools within easy reach.

The nearby market town of Alresford, home of the 'Watercress steam railway' offers an array of independent shopping facilities, boutique fashion outlets and convenience stores in addition to a selection of bars, eateries and coffee shops.

PROPERTY

Spanning four floors the property is entered at mid-level, with double doors opening to the entrance vestibule with its central ash stairwell and a large, well equipped cloakroom, finished to a high standard. Solid ash door trims and walnut veneer doors feature and lead to the drawing room, dominated by a large open fireplace at the focal point and offering views across side and rear gardens.

Basement: Ash stairs descend from the entrance vestibule accessing a cinema room, pre-wired for full surround sound, projector and large screen. In addition, the separated games room, wine store gymnasium and store room are all supported by a stylish bar area.



ACCOMMODATION

The formal dining room is located at the rear, with adjoining access to a sun room, and double doors into the kitchen / breakfast room finished to an exemplary standard with Travertine flooring and a range of bespoke cabinets inlaid with Walnut, further enhanced with Brazilian granite surfaces. Connected through access, via a large and well equipped utility, leads to the garage and basement level. Shower room and changing room facilities, also finished with Travertine flooring, sensibly coincide with suitable access points to the swimming pool.

First Floor: A large bright and airy landing offers far reaching views from three separate windows across the front lawns. Connecting doors access a large airing cupboard and the master bedroom suite. A feature box bay window and double doors

onto the balcony add dramatic light and space. The en-suite bathroom comprises a double walk in shower, bath and vanity unit housing both his and hers twin basins enhanced by Limestone flooring and tiled walls. The large walk-in wardrobe has a window and is fully fitted with an array of hanging and shelving. Four further double and en-suite bedrooms are also located on this first floor, each fitted with wardrobes and views over the grounds.

Second Floor: Another large landing area incorporates a home office and two further double bedrooms, each with Velux windows. A shower room is also located on this floor supporting the office and sleeping areas. Finally, a large store room, designed to offer a more convenient storage solution than a conventional loft area.



OUTSIDE

Five bar gated access, with brick pillar supports, opens onto a driveway leading to a small roundabout where the road separates offering access to either the equestrian area comprising 6 stables, tac room, manège, double store room with office / residential potential above (subject to relevant planning / consent), further hay barn, attached store, and static home with its own water / electricity supply. The enclosed courtyard also has five bar gated access to paddocks. Continuing from the roundabout, a long a pleasant tree lined driveway arrives ahead of block paved hardstand and triple garage. The formal garden has soft landscaping with manicured lawns edged with mature shrub borders and hard landscaping in the form of sandstone patio areas, matched with symmetrical steps leading to additional paved areas and the outdoor heated swimming pool (with rustic pump room and filtration system). Hidden to the extreme rear of the plot there are various sheds and greenhouses with track offering ease of access for a ride on mower. Two sets of double gates sit within a deer proof fence disappearing into approximately 8 acres of private woodland.

LOCAL AUTHORITY

Winchester City Council

VIEWINGS

Viewings are strictly by prior appointments only with the agents

SERVICES

Ground source heating, LPG, private drainage, mains electricity, mains water and additional private supply

TERMS

Price on application
Freehold



FIXTURES AND FITTINGS

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

DIRECTIONS

From our office, proceed along East Street and head through Bishops Sutton, continuing until roundabout with A31. Take second exit to Bramdean, until T-junction at Wood Lane. Turn left on A272 for approximately 2 miles where the property is located on the right.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 71 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental (CO ₂) Impact Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

APPROX. GROSS INTERNAL FLOOR AREA 10195 SQ FT 974.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDINGS & INCLUDES GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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