



## The Orchard

TEMPLE LANE | EAST MEON | HAMPSHIRE | GU32 1PZ

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Kitchen/Dining Room | Cloakroom | Utility Room | Garden Shed  
Double Garage | Parking | Large Garden

Petersfield 5 miles, Winchester 15.5 miles, Guildford 30 Miles, London 61 miles



### | The Property

The Orchard is a beautifully presented detached house in the heart of the highly regarded village of East Meon that has recently undergone complete refurbishment and now offers bright, spacious and flexible rooms on two floors. The accommodation is currently arranged with sitting room and kitchen/dining room on the ground floor, along with the cloakroom, and utility room and then also the master bedroom and ensuite bathroom and adjacent to this a fourth bedroom ideally for use as a study if not required as a bedroom. There are two further large double bedrooms on the first floor, together with a family bathroom. The house sits in attractive gardens and is one that needs to be viewed to be truly appreciated.

### | Location

East Meon is a thriving village which has two pubs, a church, a village shop and primary school, together with a modern recreation ground and village hall. The popular market town of Petersfield is 4.5 miles away and has a mainline station with services to





London Waterloo in just over an hour and this is also where you can access the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area is particularly blessed with an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester, which has many good schools as well, Guildford and

Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

### **| Outside**

A tarmac driveway providing very good parking space leads up to the house and adjacent to this there is the detached double garage. The garden shed is attached to the garage. Surrounding the house are attractive large gardens with a terrace on the southern side of the house leading to open areas of lawn and then well screened boundaries giving a good degree of privacy. In one corner there is a raised terrace area.



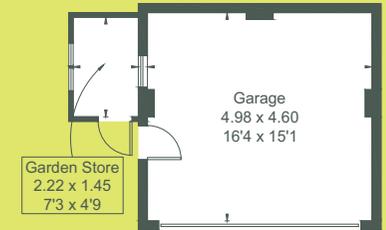
## Directions to GU32 1PZ

On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. Follow the A272 for 1.8 miles through Stroud and onto Langrish and then turn left signed to East Meon. Proceed to East Meon and go down the hill and when you come to the church turn left signed to the village centre. Follow the lane along past The George Pub on the right and then follow it round the sharp bend to the left and into the High Street. Go along for about 200 yards where you will see Temple Lane on the right (opposite The Isaac Walton pub) and turn up the lane and The Orchard will be found after a short distance on the left hand side.



Viewing strictly by appointment

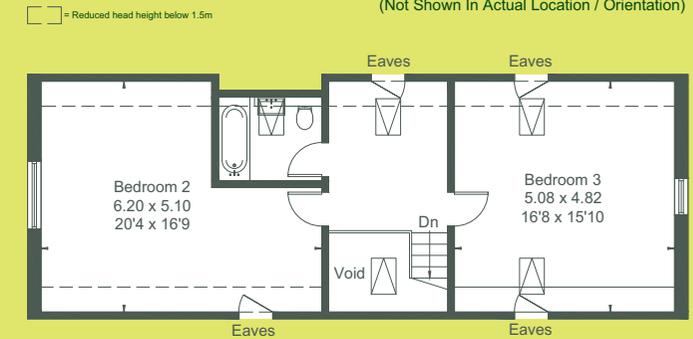
Approximate IPMS2 Floor Area = 159.4 sq m / 1716 sq ft (Excluding Void)  
Garage / Garden Store = 26.2 sq m / 282 sq ft  
Limited Use Area = 13.1 sq m / 141 sq ft  
Total = 198.7 sq m / 2139 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 238469

**Services:** Mains drains, water and electricity, Calor Gas fired boiler providing hot water and central heating via radiators with under floor heating in the bathrooms and utility room. PV panels on the roof to assist powering the house, but not fed into the grid.

**Local Authority:** East Hampshire District Council,  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band F. **EPC:** D55.

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 July 2019.

