



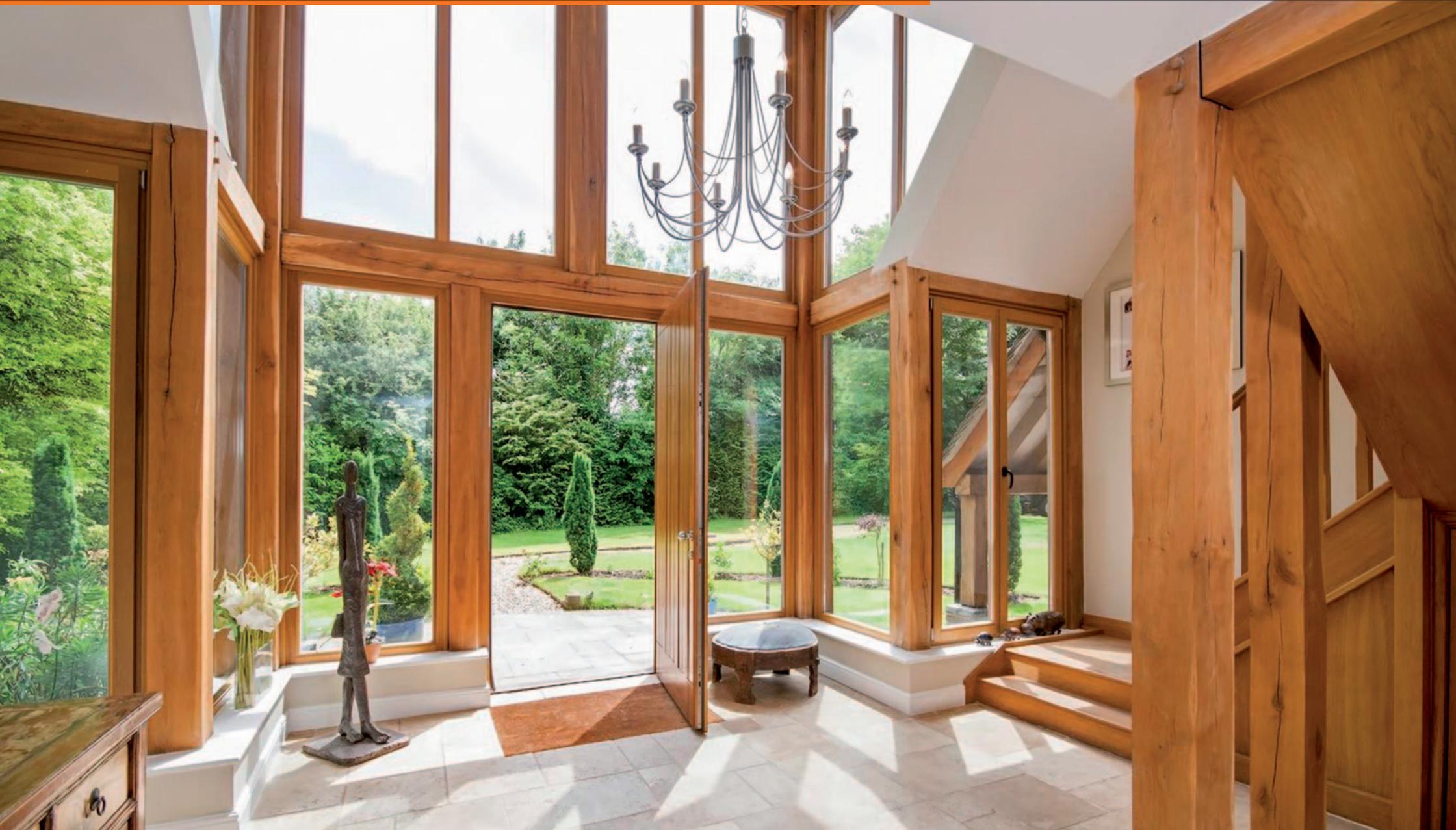
Trebarwith

EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1QD

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 5 Further Bedrooms (4 with Ensuite Bathrooms) | Family Bathroom | Reception Hall | Drawing Room | Dining Room | Study | Snug
Family Room | Kitchen/Breakfast Room | Utility Room | Cloakroom | Larder | Double Garage | 2 Bay Car Barn with Workshop to one side and Loft Room above
Further Double Garage | Gardens and Grounds including Paddock of 2.32 Acres (0.93ha)

Mileages: Petersfield 5 miles, Winchester 17 miles, Guildford 30 miles, London 61 miles.





I The Property

The house sits in a fantastic position on the edge of this highly regarded village with views over the surrounding Downland, whilst being within a couple of minutes' walk of the heart of the village. The house offers extremely well proportioned bright and airy accommodation on three floors, having been sympathetically extended and upgraded about 10 years ago. The accommodation provides a lot of flexibility with five reception rooms and a great kitchen/breakfast room. One 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 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,

Churchers College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The village 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.

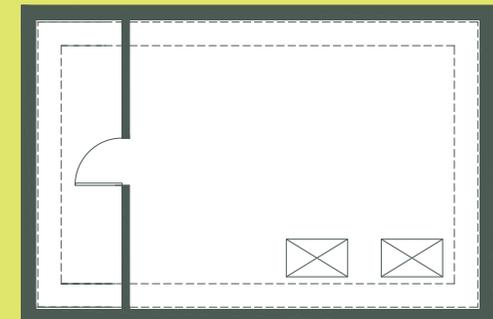
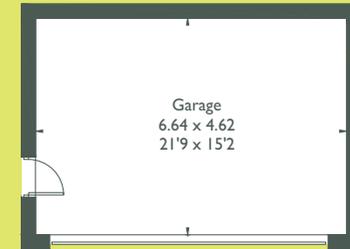
Outside

A gravel drive leads to a good sized parking area and adjacent to this are the outbuildings. There is a two bay car barn with workshop to one side and with a loft room over and a log store to one side. Further down the drive there is a further double garage building currently used as a garden store. Surrounding the house are attractive

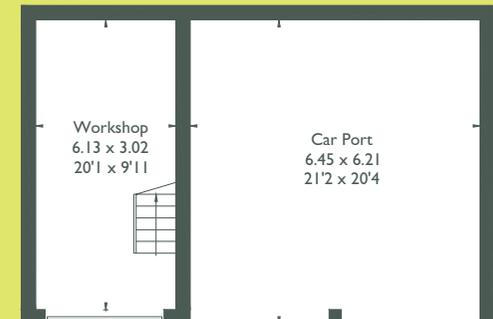
formal gardens with terraces in places adjoining the house, with areas of lawn and herbaceous borders. The gardens are partially walled. Beyond the formal gardens there is a paddock together with an orchard and vegetable growing area with two greenhouses and a further large barn. The grounds total 2.32 acres.



Approximate Gross Internal Area
Garage = 31.0 sq m / 334 sq ft
Garage & Carport = 124.0 sq m / 1334 sq ft
Total = 155 sq m / 1668 sq ft



Room Above Outbuilding



Outbuilding

(Not Shown In Actual Location / Orientation)

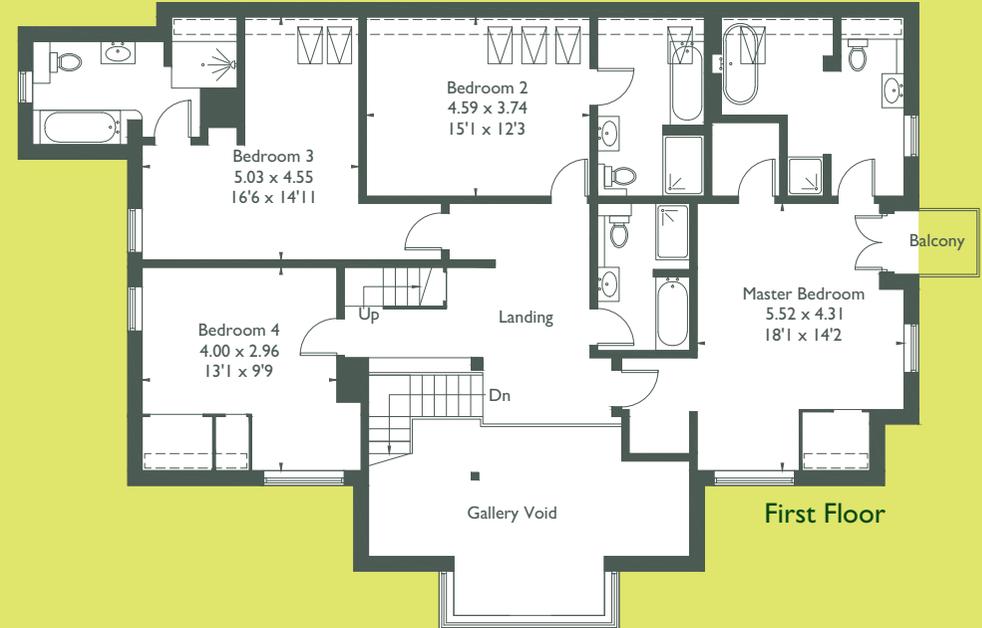
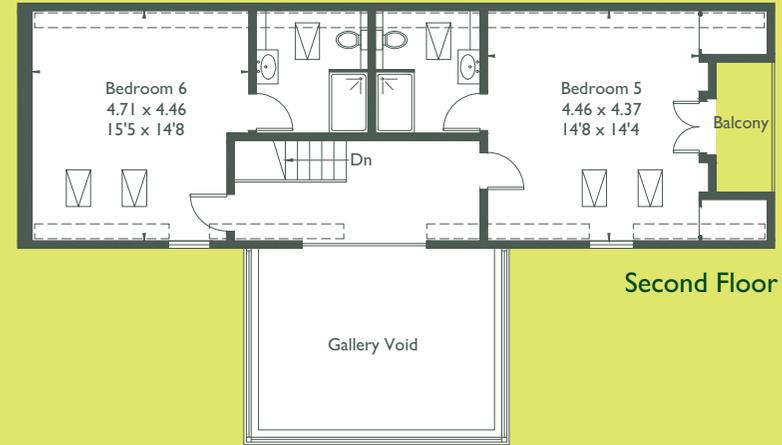
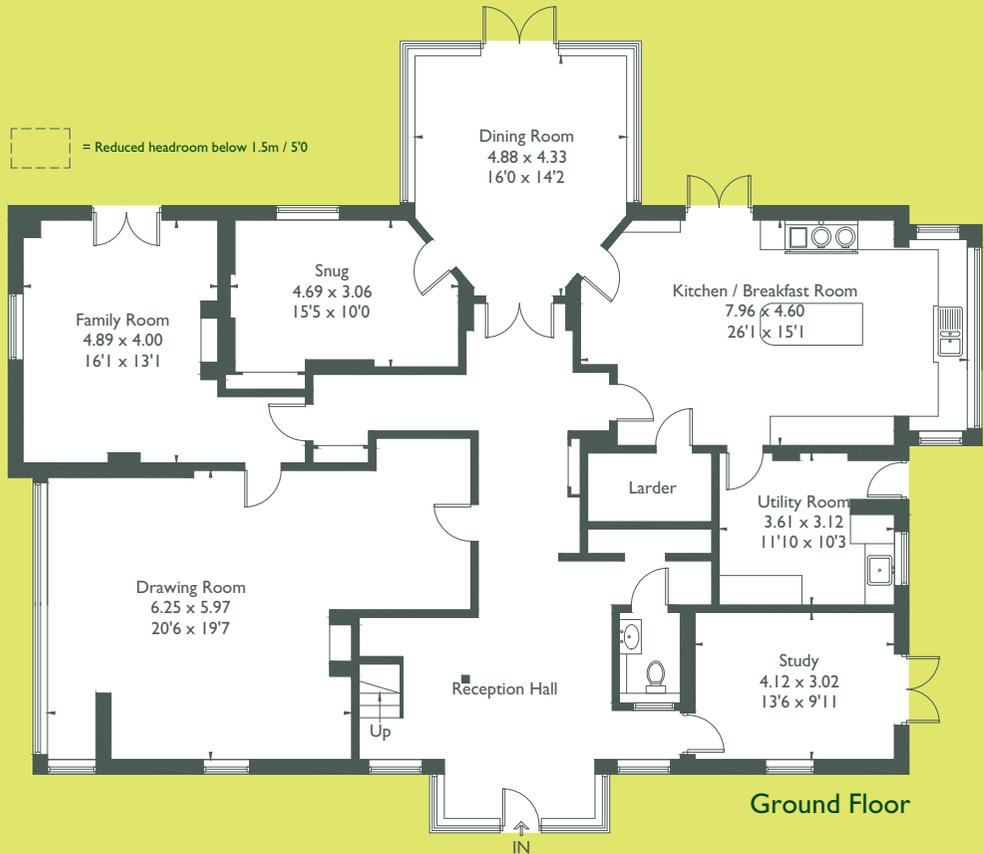
Approximate Gross Internal Area =
421.0 sq m / 4532 sq ft



Job Ref: 184154

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

 = Reduced headroom below 1.5m / 5'0"



Directions to GU32 1QD

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 opposite the church turn left signed High Street. Follow the road along and then round to the left, go along the High Street passed the Izaak Walton pub on the left and the entrance to the house will be found after a further 200 yards on the left, just before the turning into Frogmore Lane.



Services: Mains drainage, water and electricity, oil fired boiler providing hot water and central heating via underfloor system on the ground floor and radiators on the upper floors.

Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

Council Tax: Band H. **EPC:** C71.



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. Plans and maps are not to scale and should be treated as a guide only.

Details dated April 2017, photographs taken Summer 2016.

Viewing strictly by appointment