



## Meadow View

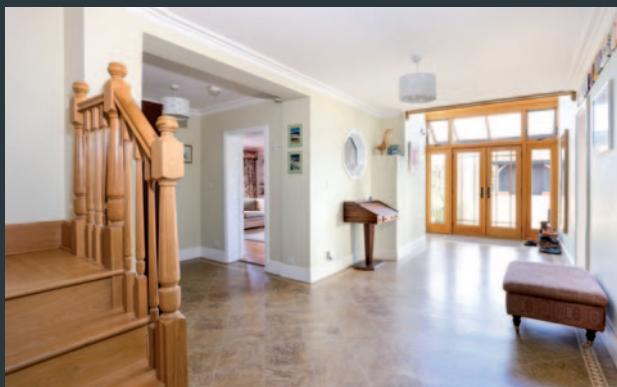
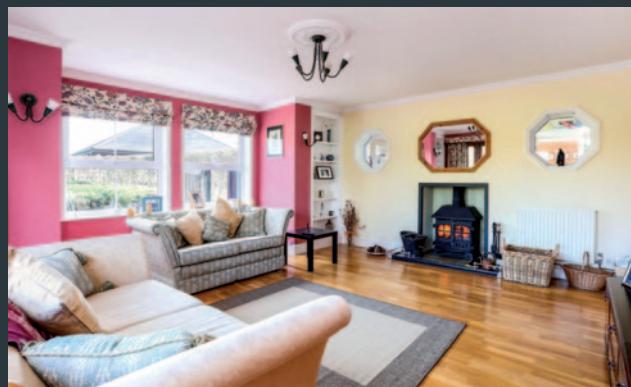
WEST HOE LANE | BISHOP'S WALTHAM | HAMPSHIRE | SO32 1DT

Wilson | Hill

Master Bedroom with En Suite Bathroom | Guest Bedroom with En Suite Shower Room | 3 Further Bedrooms | Family Bathroom | Large Entrance Hall | Cloakroom | Sitting Room  
Kitchen/Dining Room | Utility Room | Boot Room | Attic Playroom | Area that can be used as an Annexe providing Sitting Room with Kitchen and Dining Area to one side | Study  
Family Room with Bathroom and Separate WC to one side | Parking | 3 Bay Garage currently used as a Workshop and Store | Garden Shed | Equipment Store | Greenhouse  
Wood Store | Gardens of about 1.25 Acres | Views

Mileages: Bishop's Waltham 1 mile, Droxford 3.5 miles, Petersfield 17 miles, Winchester 11.4 miles, Southampton 12 Miles, London 74 miles







## The Property

Meadow View is a really great family house, located within the South Downs National Park, having been created by our clients who bought it in 1992 and have extended and adapted it over subsequent years. It offers incredibly flexible, well-proportioned, accommodation with a good number of reception rooms and a very nice large kitchen/breakfast room. Previously our client's parents used part of the ground floor as a one bedroom annexe, so if buyers have that

requirement it is well set up with a bedroom with en suite bathroom, study, living room and kitchen to the side, but equally these rooms can just be used as additional reception rooms to the main house and it is very much designed to be used this way as well. There are attractive views over fields which are also in the Park to the south and east from much of the house and garden.





## Location

The house sits out in the country about a mile from the centre of Bishop's Waltham which offers everything you need for day to day living with more extensive facilities available in Winchester, Southampton, Fareham and Petersfield. The nearest mainline stations are at Winchester or Petersfield. The area is blessed with a wide range of both state and private schools, and the A3 and M3 provide easy access to the M25 and beyond, together with the South Coast. There is direct access out on to a bridleway from the house.





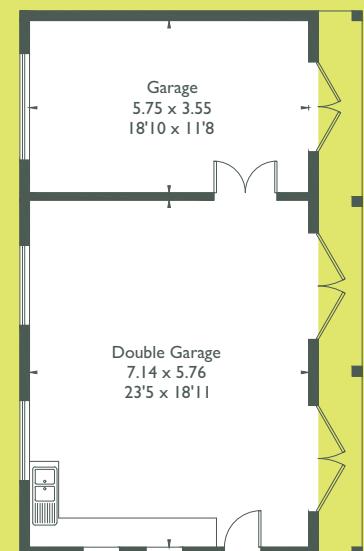
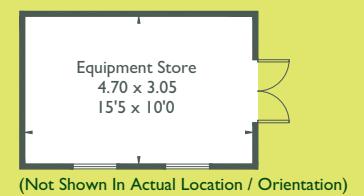
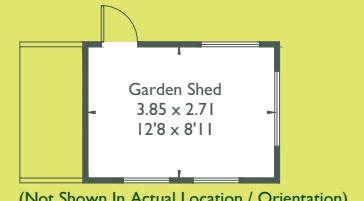
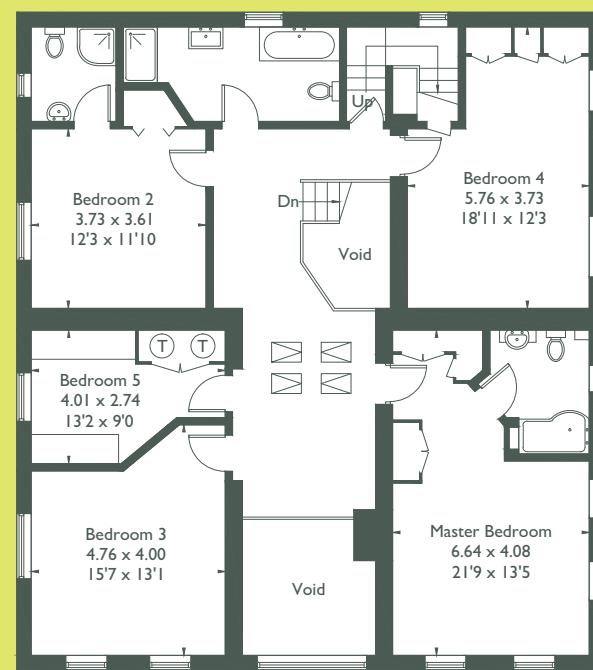
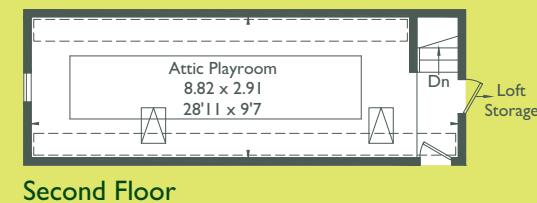
## Outside

Beside the house there is a good sized gravel parking area and next to this the three bay garage which is currently divided into a workshop and store. A track then leads up into the middle of the plot where the majority of the other outbuildings are and there is further hardstanding. Adjacent to the house there are some terraces which lead to open areas of lawn bounded in places by mature shrub and herbaceous borders and towards the rear of the garden there is a vegetable growing area and a small AstroTurf pitch. At the rear there is an area once used to keep chickens and a wood store. The grounds as a whole total about 1.25 acres.





Approximate Gross Internal Area = 349.9 sq m / 3766 sq ft  
 (Excluding Void)  
 Outbuildings = 87.1 sq m / 937 sq ft (Including Garage)  
 Total = 437 sq m / 4703 sq ft



## I Directions to SO32 1DT

From Petersfield follow the A272 towards Winchester and after about 6 miles turn left onto the A32. Follow the A32 through West Meon and Warnford and proceed along to the roundabout in Corhampton. Here take the second exit signed to Bishop's Waltham and proceed along the B3035. Go along for 3.5 miles where you come to the town sign for Bishop's Waltham. Carry on for 0.4 miles and then turn left into Free Street. Proceed along for a few hundred yards and then follow the road round to the left signed to Swanmore and go along until you reach a roundabout. Go straight over the roundabout into Hoe Road and proceed along for a few hundred yards and then just as you are leaving the built up area turn left into West Hoe Lane. Follow this lane around to the right and go on for about 300 yards, ignoring the tracks to the left and right, where Meadow View will be found on the left hand side.

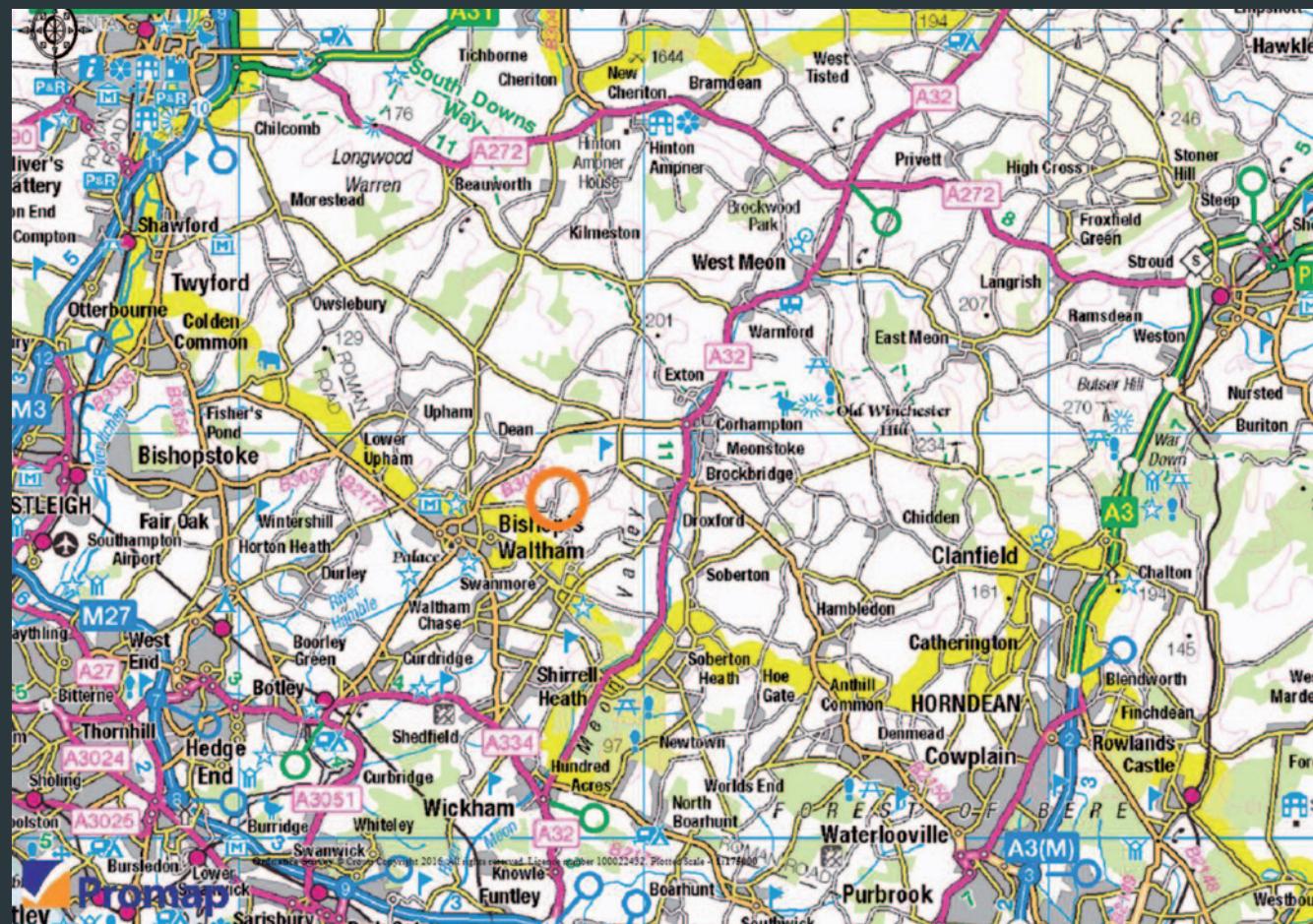
**Services:** Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators and underfloor heating in the kitchen and entrance hall.

**Local Authority:** Winchester City Council, [www.winchester.gov.uk](http://www.winchester.gov.uk), 01962 840222

**Council Tax:** Band F, Annexe Band A

**EPC:** D66.

**Viewing strictly by appointment**



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 January 2018.