



Little Laurel

CHAPEL STREET | EAST MEON | GU32 1NR

Wilson | Hill

Master Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Living Room opening to Kitchen | Utility Room | Gardens including large terrace area | Parking
Petersfield 5 miles, Winchester 15.5 miles, Guildford 30 Miles, London 61 miles.



| The Property

Little Laurel is a recently completed village house, finished to a high specification incorporating lots of energy saving systems. There are solar panels linked to the hot water system together with an air source heat pump providing underfloor heating. The accommodation is arranged over two floors, upstairs

there is a master bedroom with ensuite shower room and on the ground floor there is a large open plan living room leading to kitchen and then two further bedrooms, family bathroom and a utility room. If only two bedrooms are required, then there is obviously potential for the use of the extra ground floor room for

some other purpose. To the rear of the house are nice private gardens behind that parking is provided. An early appointment to view is strongly recommended.

| 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, Churchers College and Ditcham Park together with The Petersfield School and Bohunt 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

To The front and the side there is a low maintenance garden area with path providing access to the utility room. A gate then leads to the rear and there is a large sunken terrace bounded by brick walls which is adjacent to the living room. Steps then lead up to the upper area where there is a large level lawn area and beyond this a gravel parking area with space for at least two cars.



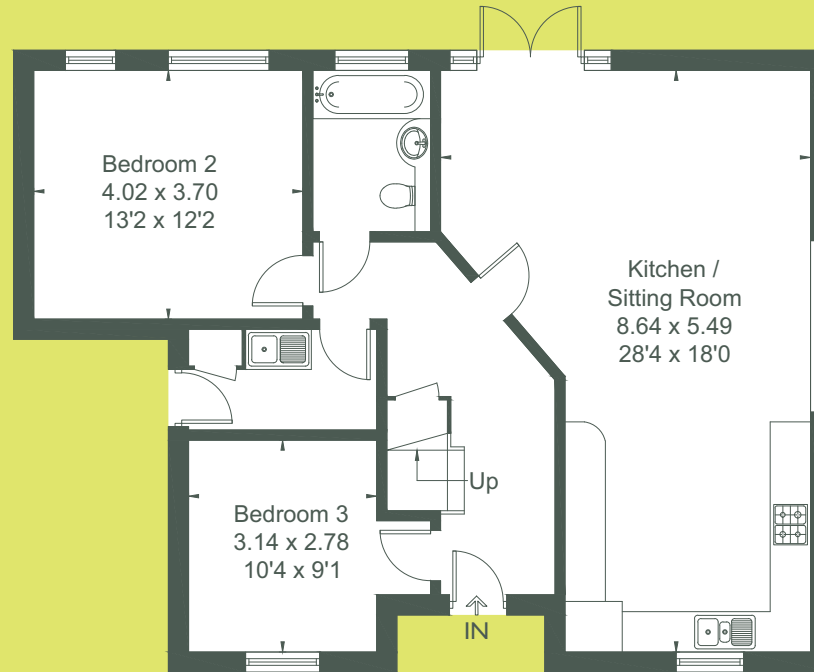
Directions to GU32 1NR

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. Proceed along for 100 yards and just beyond the Olde George Inn turn right signed to the School. Go on for another 100 yards and follow the road round to the left into Chapel Street and after about 150 yards Little Laurel will be found on the left hand side.

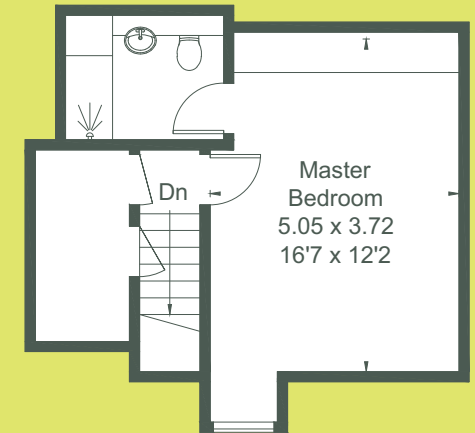


Viewing strictly by appointment.

Approximate Area = 118.1 sq m / 1271 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 253275

Services: Mains drainage, water and electricity, Air source heat pump providing hot water and under floor heating. Solar panels providing back up electricity.

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

Council Tax: To be Assessed **EPC:** B87

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.

Photographs and details dated May 2020.

