



Chapel Street, East Meon, Petersfield, Hampshire, GU32

Guide Price: £850,000 Freehold

In the heart of the village, a greatly improved detached chalet style property with versatile accommodation over two floors, a garage, parking and a south facing garden.

Main bedroom with en suite shower, 3 further bedrooms, family bathroom, separate shower room, sitting room, kitchen/breakfast room, family room/bedroom 5, utility room, conservatory, garage, parking and gardens.

EPC Rating: "D" (58).

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DESCRIPTION

The property is a detached chalet style family home, believed to have been built in the mid to late 1980's by ScandiaHus, specialists in building Scandinavian homes. With brick elevations under a tiled roof, the accommodation is over two floors. The floorplan denotes the layout but of particular note is the double aspect drawing room with large windows overlooking the terrace and garden. The kitchen is to the front of the house and is fitted with matching floor and wall mounted units and there is plenty of room for a large breakfast table. Also on the ground floor are two bedrooms, a second reception room (or fifth bedroom), a recently installed shower room and separate bathroom along with a utility room and conservatory. From the hall, stairs rise to the first floor landing which the current owners are using as a small study area, and doors lead to two bedrooms, one of which has an ensuite shower room and walk-in wardrobe. Outside, the house is approached by a tarmac drive with ample parking leading to a detached single garage. The main garden is laid to lawn and being on the south side of the house, ensures there's plenty of light throughout the day. There is also a timber storage shed. An internal viewing is strongly recommended to fully appreciate the improvements the current owners have made to the property.



LOCATION

The property is in the heart of this popular, picturesque village that has two public houses, a primary school, church and a village store with Post Office. The surrounding countryside is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding. Nearby, Petersfield provides excellent amenities including a twice weekly market, supermarkets include Waitrose, Tesco and M&S food hall and there are numerous cafes and boutique shops. The train station provides a direct service between Portsmouth (in approximately 30 minutes) and London Waterloo (in a little over 1 hour). The area has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park, sailing along the South Coast and residents of the village have access to East Meon Tennis Court. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

Services: Mains drainage, water and electricity.

Ref: AB/220110

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From Petersfield, head west on the A272 in the direction of Winchester passing through Stroud. At Langrish turn left signposted to East Meon and the Langrish House Hotel. On entering East Meon turn left into the Church Street opposite the Church and on reaching The George Pub on your right, as the road bends to the left, turn right into The High Street. Pass the village shop on the right and follow the road around to the left. The property is situated after a short distance on your right.



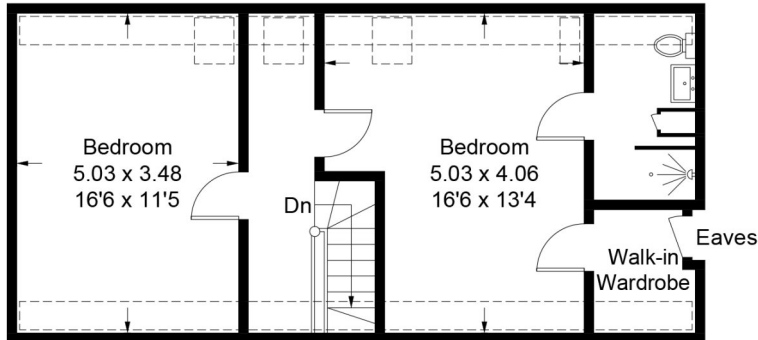
Chapel Street, East Meon, GU32

Approximate Gross Internal Area = 184.1 sq m / 1982 sq ft

Shed = 2.9 sq m / 31 sq ft

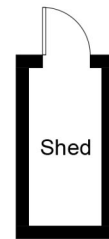
Garage = 19.3 sq m / 208 sq ft

Total = 206.3 sq m / 2221 sq ft

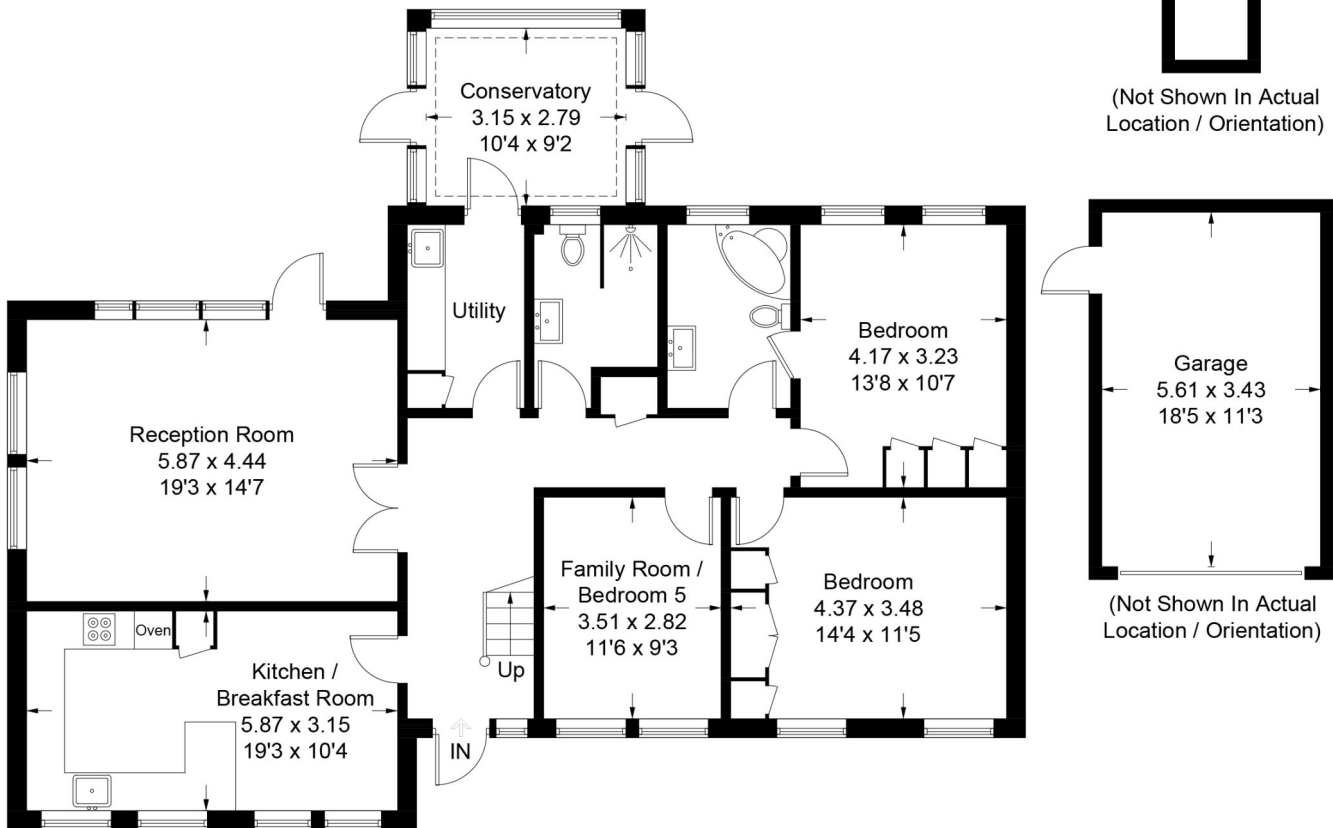


First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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