



The Tree House, West Meon, Hampshire, GU32

Guide Price: £1,125,000 *Freehold*



In the heart of The Meon Valley, a bungalow offering the "Wow" factor in approximately 3 acres with a detached outbuilding.

KEY FEATURES

- Detached bungalow
- Situated in the heart of the Meon Valley
- Well-proportioned living accommodation
- Immaculately presented throughout
- Detached outbuilding
- Gardens and grounds of approximately 3 acres.



Petersfield

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DESCRIPTION

Believed to have been originally built in 1992, and substantially modernised and altered by the current owner, a detached bungalow with painted brick elevations under a tiled roof. The light and airy accommodation is arranged over a single storey and comprises an impressive open-plan reception room with a wood-burner, dining area and kitchen with contemporary units. The master bedroom has two sets of double doors leading outside and its own en suite bathroom with shower. There are three further bedrooms, one of which has an additional en suite shower room and there's a family bathroom. Outside, the house is approached by a drive with parking for a number of cars. The property sits quite centrally within its grounds that are predominately areas of grass and light woodland, providing a seemingly endless supply of fuel for the wood burning stove. There is a detached outbuilding (the original dwelling on the plot), which the current owners are using as an artist's studio but would make a perfect annex, subject to any required consents. In all, the house lies in a plot of approximately 3.51 acres.

ACCOMMODATION

Principal bedroom with en suite bathroom, 3 further bedrooms, en suite shower room, family bathroom, open plan reception room with dining area and kitchen, detached outbuilding with store rooms, gardens and grounds of approximately 3 acres.

LOCATION

The property is situated in a small hamlet on the fringe of West Meon, approximately 2 miles from the centre of the village and 4 miles to East Meon. The surrounding countryside is nestled in the heart of The South Downs National Park and as can be expected, offers fantastic walking and riding. Petersfield lies approximately 6 miles to the East to where there is a regular bus service, and provides excellent amenities including a twice weekly market, supermarkets include Waitrose, Tesco and M&S Simply Food and there are numerous cafes and boutique shops. The train station provides a direct service between Portsmouth to the south (approximately 35 minutes) and London Waterloo to the north, (in approximately 1 hour 5 minutes). The city of Winchester is approximately 13 miles to the west, with its mainline railway station (links to London Waterloo in about 60 minutes), high street shops, boutiques, library, coffee shops, pubs, restaurants, theatre, cinema, museums and of course, the city's historic Cathedral. There are many popular schools in the area including Churcher's College, Bedales, Winchester College, St. Swithun's, Ditcham Park and The Petersfield School.

DIRECTIONS

From Petersfield, proceed west along the A272 towards Winchester. Proceed through the villages Stroud and Langrish and continue for a further three miles. After passing through an old railway tunnel, take the second turning on the left. The drive to the property is the first on the left-hand side.

MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Painted brick elevations under a tiled roof.

Services: Mains electricity, LPG central heating, private drainage and water supply.

Council Tax: East Hampshire District Council. Band "G"

EPC rating: "E" (47)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Likely (Ofcom)

Broadband Availability: Ultrafast (Ofcom)

Parking: The house is approached by a drive with parking for a number of cars with an EV charging point.

Viewings: Strictly by appointment with Winkworth Petersfield.

WHAT3WORDS: ///pioneered.gardens.summer



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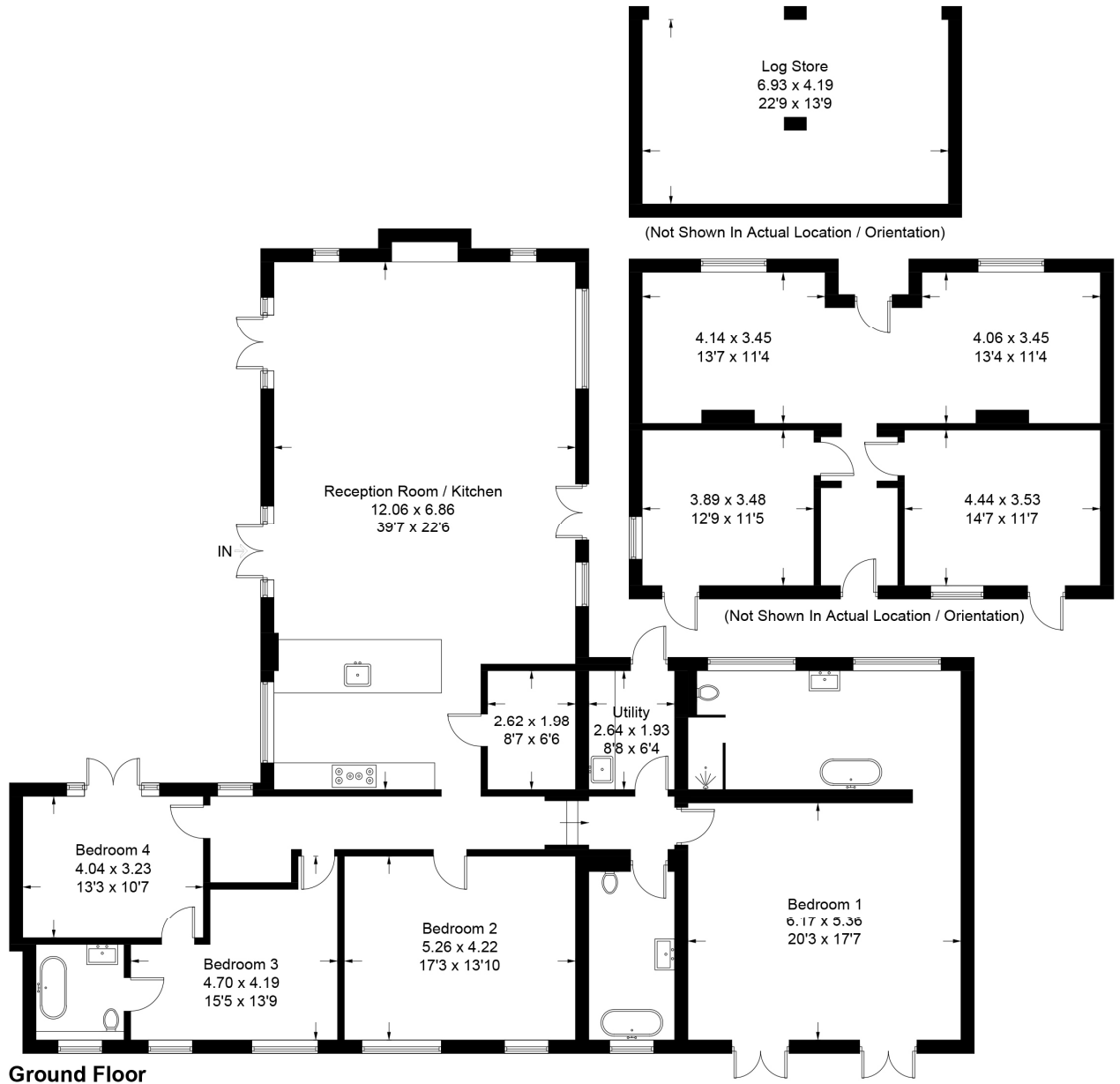
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Approximate Gross Internal Area = 227.7 sq m / 2451 sq ft

Outbuildings = 102.3 sq m / 1101 sq ft

Total = 330 sq m / 3552 sq ft



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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 2022.

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