



East Meon Road, Clanfield, Hampshire, PO8

OIRO: £1,200,000 Freehold

A detached barn conversion with charming period features on the edge of this popular village and its amenities.

Main bedroom with en suite shower room and galleried dressing room, three further bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, hall, utility room, conservatory, gardens with orangery and parking.

EPC Rating: "D" (66).

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DESCRIPTION

The property is a detached barn conversion with accommodation predominantly over two floors. The layout can be seen in the floorplan but of particular note is the tremendous main reception room situated on the first floor with an open fire and an abundance of exposed timbers. The kitchen/breakfast room is fitted with matching floor and wall mounted units and a door leads to the double-height, vaulted dining room. There are two bedrooms and a bathroom with shower on the ground floor which would enable a purchaser to live on the ground floor if desired. From the dining room, stairs rise to a galleried landing off which is the main reception room, lovely principal bedroom with an en suite shower room and a raised galleried dressing room. There's also an additional bedroom with its own WC and basin. Outside, the house is approached by a sweeping gravel drive with ample parking. The majority of the garden lies to the front, is mainly laid to lawn with a variety of mature shrubs, borders and hedging and being on the southern side, is the perfect spot to unwind during the summer months. There is a pretty orangery providing a great social space with double doors opening to the garden and a walled courtyard garden with raised beds to the rear of the house. In all, the property lies in approximately 0.37 acre.



LOCATION

The property lies on the fringe of the old village of Clanfield, which boast a number of amenities including a pub, general convenience store, church, village hall and a number of takeaway restaurants just a short walk away. More extensive amenities can be found in Petersfield, approximately 6 miles to the north where there's a train station providing a direct line to London Waterloo in a little over an hour. The property falls within The South Downs National Park which is renowned for its unspoilt countryside and outdoor activities. Further leisure pursuits in the area include golf available at Petersfield and Waterlooville, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park, The Petersfield School and Portsmouth Grammar School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Band G.

SERVICES

Mains gas, electricity, water and drainage.

DIRECTIONS

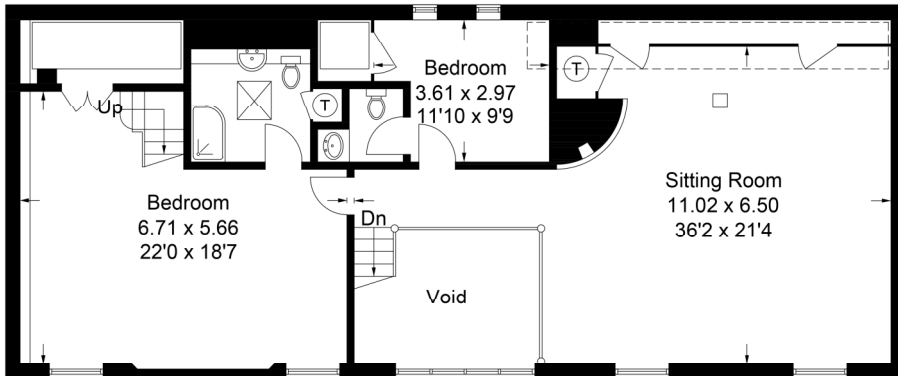
From Petersfield, head south on the A3(M) in the direction of Portsmouth. Having past the exit to the Queen Elizabeth Country Park, take the next exit signposted to Clanfield and Butser Ancient Farm. Proceed back over the A3(M) and at the roundabout take the first exit. Continue along this road, passing Green Lane on the left until you reach the village itself. On reaching The Rising Sun Inn on your right, the road bends to the left and then turn immediately right up East Meon Road. Proceed up the hill and shortly after leaving the village, take the first shared gravel drive on your right.

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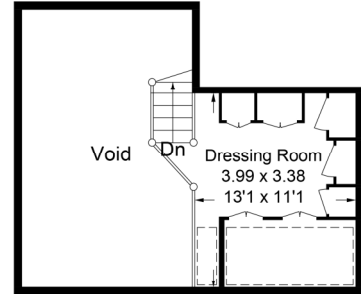


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Approximate Gross Internal Area = 325.2 sq m / 3500 sq ft
 Outbuildings = 50 sq m / 538 sq ft
 Total = 375.2 sq m / 4038 sq ft

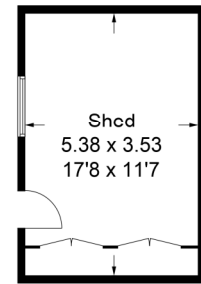
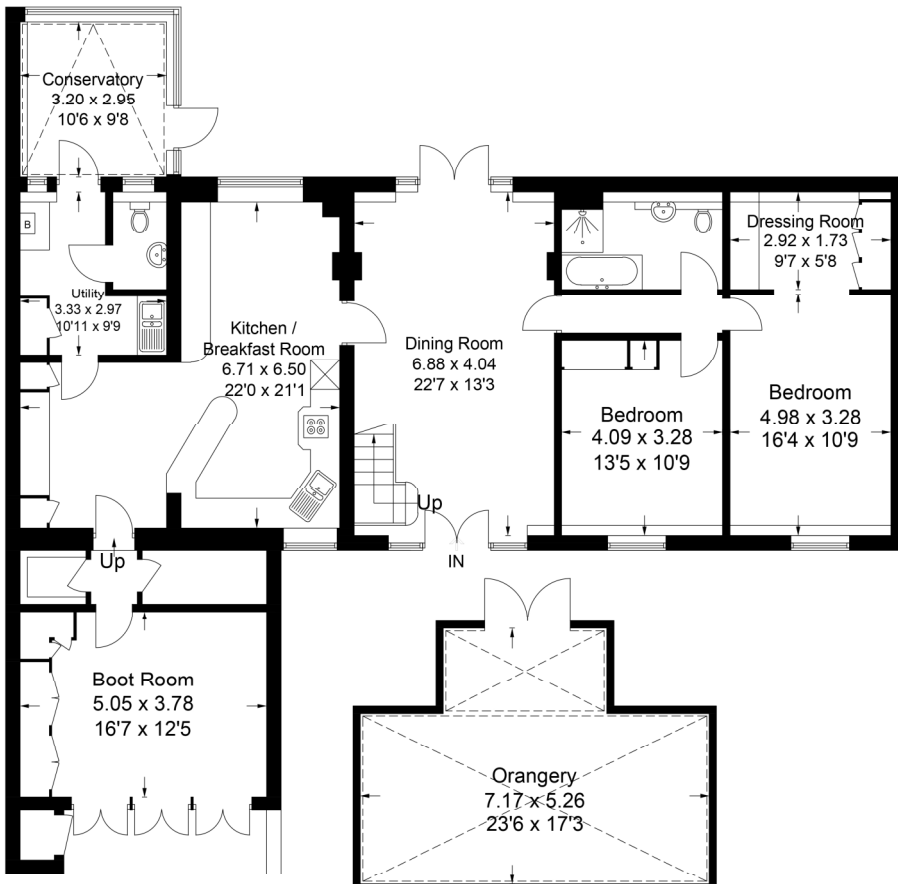


= Reduced headroom below 1.5m / 5'0



First Floor

Second Floor



(Not Shown In Actual Location / Orientation)

Ground Floor

(Not Shown In Actual Location / Orientation)

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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 2024.

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