



## The Green, East Meon, Petersfield, GU32

Guide Price: £840,000 *Freehold*



Nestled in the heart of the South Downs National Park, the charming semi-rural village of East Meon offers a tranquil retreat with its picturesque setting. From rolling hills to meandering streams, this idyllic haven is perfect for nature lovers and outdoor enthusiasts alike. The property is located down a private cul-de-sac which is a community within a community. Just a stone's throw from South Downs Way, East Meon provides easy access to spectacular countryside walks offering endless opportunities to explore and discover the beauty of the South Downs.

### KEY FEATURES

- Situated in the picturesque village of East Meon
- One of the most energy efficient houses you are ever likely to find
- EPC Rating "A" (101)
- Improved boiler, windows, insulation, an air source heat pump and solar panels.
- Five bedrooms with two en suite shower rooms
- Modern triple aspect kitchen/dining room.
- Garage, carport and garden.



Petersfield

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#### DESCRIPTION

Originally built in 2003, an attached family home with brick elevations under a tiled roof and accommodation arranged over three floors. The layout of the accommodation can be seen in the floorplan, but of particular note is the modern, triple aspect kitchen/dining room. The sitting room has a wood burner and double doors lead to the rear garden. From the hall, stairs rise to the first floor landing, off which are three bedrooms with the main bedroom having its own en suite shower room. On the top floor are a further two bedrooms and a family shower room. Outside the house is approached by a pedestrian path leading to the front door. The garden is to the rear and can be accessed by a side path or through the house. It was landscaped by the current owners and being on the south side, now offers a wonderful haven to relax in during the long summer days. The current owners have made every effort to combat their outgoings and the rising cost of fuel and inflation by improving the boiler, windows, insulation and installing a new air source heat pump and solar panels. The end result is astounding! Since Energy Performance Certificates were introduced in 2007, we have never marketed a home with such a high rating and an internal viewing is strongly recommended.

#### ACCOMODATION

Main bedroom with dressing room and en suite shower room, guest bedroom with en suite bathroom, two further bedrooms, bedroom 5/study, family bathroom, sitting room, kitchen/dining room, family room, downstairs cloakroom with WC, hall, garage, carport and garden.

#### LOCATION

The property is close to the heart of this popular, picturesque village that has two public houses, a primary school, church and a village store with Post Office. There is an active village hall which hosts monthly cinema showings, (depending on the season), very active gardening and history clubs, a thriving day nursery and many other daytime and evening events. 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.

#### 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 into Chapel Street which becomes Combe Road, passing the village school on your right. Take the next turning on your right into Duncombe Road which leads into The Green. Follow the road around to the right and on reaching a communal parking area on your left, the property is after a short distance on your right, opposite a garage block.

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## MATERIAL INFORMATION

**Method of sale:** Private treaty

**Tenure:** Freehold

**Construction:** Brick and tile

**Services:** Mains electricity, water and drainage. Central heating is by an air source heat pump and solar panels.

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

**EPC rating:** EPC Rating "A" (101).

**Service Charge:** £566.26 per annum

**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:** Superfast (Ofcom)

**Parking:** The property has a garage and a carport

**Viewings:** Strictly by appointment with Winkworth Petersfield

**WHAT3WORDS:** ///trend.surprises.everyone



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/PET210104>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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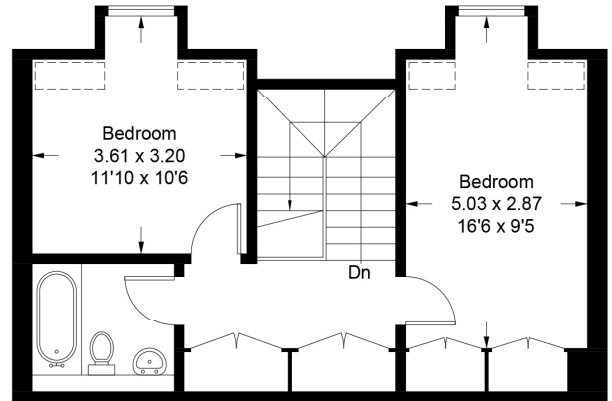


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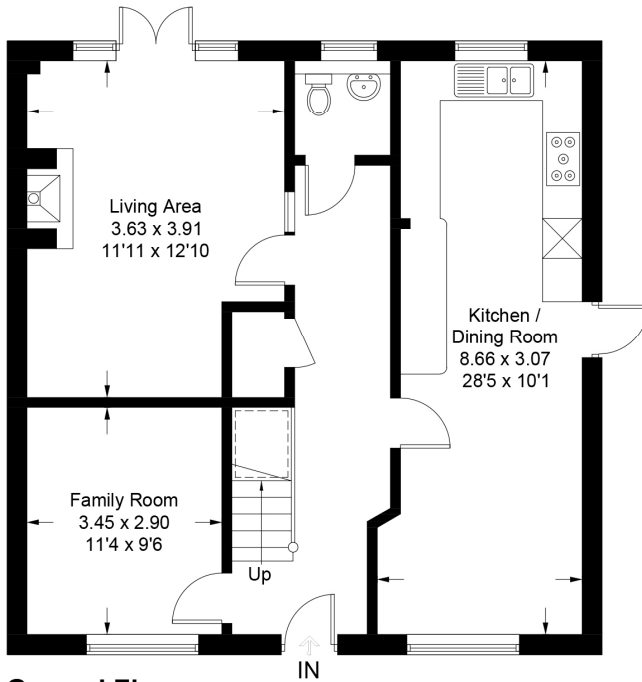
Approximate Gross Internal Area = 189.4 sq m / 2039 sq ft



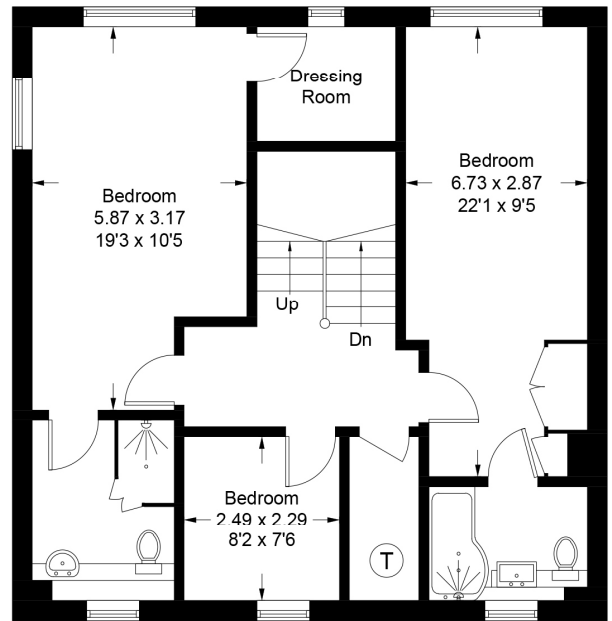
 - Reduced headroom below 1.5m / 5'0



**Second Floor**



**Ground Floor**



**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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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