







Wonderful three bedroom detached family home that has been hugely improved by the current owners and now offers a fantastic and luxurious living space, in a much sought after location in West Meon.

Genuinely, we recommend an early viewing as we feel the house will sell extremely well.

Entrance hall with WC and separate utility room.

Sitting room with woodburning stove and bi-fold doors leading to the terrace and large garden.

The kitchen has been completely remodelled and now offers large dining area and family space, too. Re-fitted to a bespoke standard with bi-fold doors leading to the terrace and garden.

On the first floor are three bedrooms, a study and a fantastic bespoke refitted bathroom with walk in shower. Lovely countryside views.

The rear garden is private and enclosed and leads to the double detached garage and driveway.

West Meon also has a large recreation area with a newly upgraded playground and community sporting facilities.

The property is situated towards the edge of this highly sought after village with local amenities that include a pub, primary school, village store, a doctors surgery and church. 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 8





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, M&S Food and there are numerous cafes and boutiques. 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 town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many excellent schools in the area including Churcher's College, Bedales, Ditcham Park, St. Swithun's School, Winchester College, The Petersfield School and Peter Symonds Sixth Form College.

Council Tax Band F - £3086 pa.

LPG gas for central heating, electric underfloor heating on the ground floor. Mains water, electricity and sewage.

VIEWING THROUGH THE VENDORS SOLE AGENTS, JACOBS & HUNT.

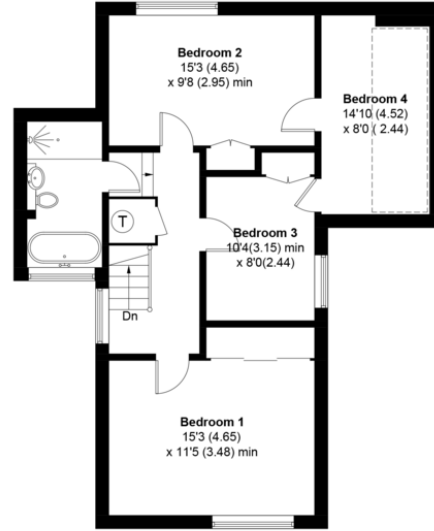


# Wintergreen, Church Lane, GU32 1LD

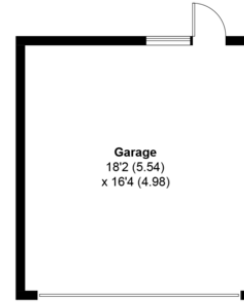
APPROXIMATE GROSS INTERNAL AREA = 1537 SQ FT / 142.8 SQ M  
 GARAGE = 298 SQ FT / 27.7 SQ M  
 TOTAL = 1835 SQ FT / 170.5 SQ M



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1142630)  
 Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	54 E
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

