





This delightful period four bedroom detached home is situated in the very heart of the village of East Meon, in the South Downs National Park. Dating from the 1690's with later additions and sympathetic renovation throughout, this spacious Grade II Listed family home has plenty of charm and character and offers great family accommodation in one of Hampshire's most desirable villages.

There is on street parking to the front and side of the property, and potential to create additional private off road parking STPP.

All the rooms are of an excellent size and the house has a very generous square footage of over 2200.

The house is brought to the market in excellent internal order, having undergone extensive works by the current owners in particular modern and high spec kitchen and bathrooms. The 'newer' part of the house was converted in 2011 and offers Neptune kitchen and LittleJohns fitted bathroom. It also benefits from a wonderful, enclosed south facing garden and full width terrace.



Accommodation comprises;

Entrance hall opening to a spacious double aspect sitting room with magnificent working inglenook fireplace and traditional beams.

On the other side of the entrance hall is a separate family room with the benefit of a wood burning stove. Following on from this family room, is the study which benefits from electric underfloor heating. Coming off of the study is a useful, separate garden room with WC.

The kitchen/dining room is a real feature has been well fitted with a range of units, including a practical and attractive island unit, and double bi-folding doors opening to the south facing terrace and delightful rear garden.

Leading off from the kitchen is a utility room with plumbing for a washing machine. Recently fitted cloakroom with walk-in shower and W.C.

The main staircase leads to a first floor landing, with the very large master bedroom with a walk in wardrobe, a second double bedroom and a contemporary bathroom with under floor heating.

A second staircase leads off the kitchen/dining room to a large double bedroom and another staircase leads from the ground floor hallway to another large first floor bedroom.

There is secondary glazing to most of the front windows, night storage heating in addition to the log burner, open working fireplace and underfloor heating in the office.

Outside, the south facing garden lies to the rear of the cottage with an attractive paved terrace and is imaginatively laid out on several levels with established plants, shrubs and trees and a small vegetable area. Street parking as available or the option to add parking STPP.

The house has been extensively renovated by conservation builders including a re-thatch ('Dorset model') in 2014 and rebuild of both chimneys.

Council Tax Band - F - £3223 per annum



Mains water and drainage, no gas, electric only. There is bottled gas for the cooker.

No onward chain.

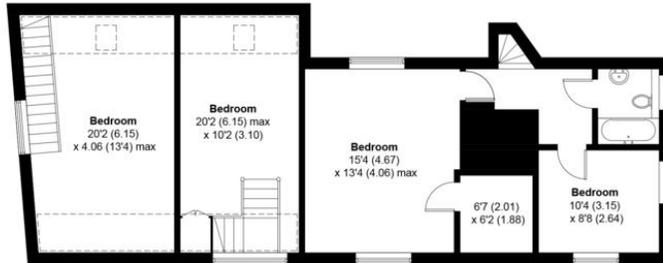
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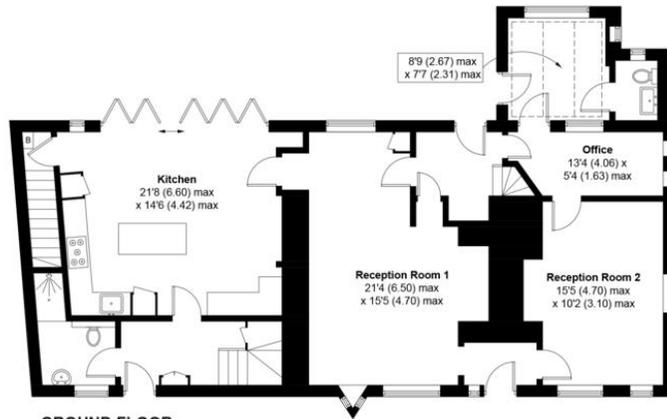


The White Cottage, High Street, GU32 1PX

APPROXIMATE GROSS INTERNAL AREA = 2236 SQ FT / 207.7 SQ M



FIRST FLOOR



GROUND FLOOR



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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 (ID1054719)
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