

Jacobs & Hunt

21 THE GREEN, EAST MEON, PETERSFIELD, GU32 1QT
ASKING PRICE OF £825,000





Built in 2003 in a traditional style sympathetic to its surroundings and enjoying an enviable position overlooking the Green with far reaching views, this superb four bedroom terraced home offers generous family accommodation and all the benefits of village life.

With brick and flint elevations, on approach, there is a gateway to a small front garden and front door. The property is modern, bright and spacious throughout, with a large, welcoming entrance hallway with under-stair wc. There are three reception rooms on the ground floor. The front reception room would make a terrific study or playroom, with a front aspect looking out to the village green.

The largest of the reception rooms features an electric fireplace, with french doors to the rear garden. With a southerly aspect, the room is bright and offers an excellent space for hosting guests or relaxing.

A fantastic kitchen/diner arrangement is of particular note, offering a dual aspect, the space is flooded with natural light. The kitchen has a four-ring hob, with high-quality, polished work surfaces and integrated units and views to the green to the front of the property. The dining area is bright with ample space for a large table as well as a seating area. There are large windows and a door to the south-facing rear garden. Within this space is a further room that was originally a utility area, that has been converted into a downstairs wet room and could easily be repurposed as such.

Upstairs, there is a spacious landing and four double bedrooms. The master bedroom has a front aspect with



views of the Green and Meon Valley. There are built in wardrobes and a modern en-suite shower room with a double shower cubicle. All three further bedrooms are bright, spacious double bedrooms with built-in wardrobes, enjoying a wonderful aspect from either side of the property.

The family bathroom is modern and well appointed, with a bath with double shower overhead. Both upstairs bathrooms benefit from underfloor heating.

To the rear of the property, there is a lovely, south-facing garden with mature borders featuring a wide range of in-set specimen plants, trees, shrubs and bushes. The centre of the garden has an area that is laid to lawn, surrounded by a patio, offering space for a seating area and walkway to the garage, car-port and parking area.

The single garage can be accessed from the rear garden and sits adjacent to a single car-port. The parking is in abundance and shared with other residents of The Green.

The Green development is situated just behind the village green on the south western edge of East Meon within easy access of the amenities which include a historic church, two pubs, a shop, village school, tennis court, cricket/recreation ground and sport clubs. There is an active community and plenty of local footpaths and the South Downs Way for those who enjoy walking, cycling or simply being outside in the country. The popular market town of Petersfield with its extensive amenities is just over 5 miles away. It has a mainline station with services to London Waterloo (in approx. one hour) and access to the A3, providing good regional links to Guildford and the South Coast. There are



private schooling choices with Bedales, Churcher's College, Highfield and Ditcham Park schools all within range.

There is a management Company known as The Meadows. The charge for all exterior and common areas amounts to approx. £500 per annum

Council tax - Band F - £3068 P/A

Mains electric, water and drainage. X2 Electric boilers supply hot water and wall mounted radiator heating.

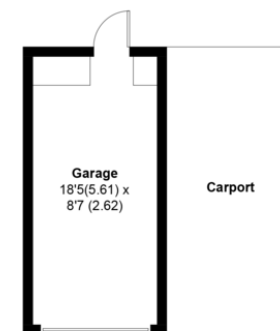
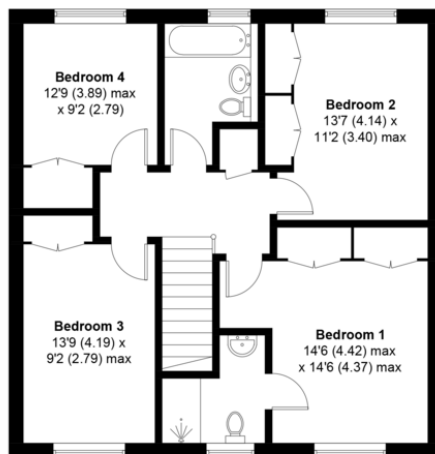
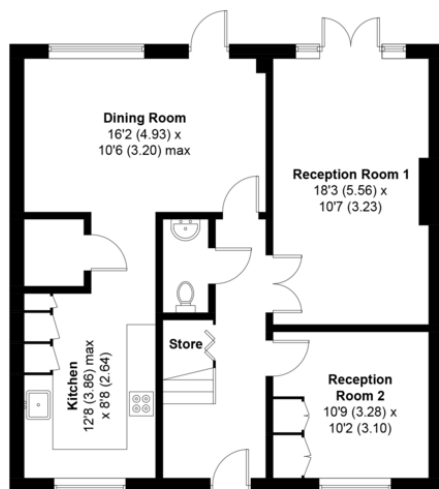


21, The Green, GU32 1QT

APPROXIMATE GROSS INTERNAL AREA = 1596 SQ FT / 148.3 SQ M

GARAGE = 157 SQ FT / 14.6 SQ M

TOTAL = 1753 SQ FT / 162.9 SQ M



(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 (ID1178174)

Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	51 E	
21-38	F		
1-20	G		

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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 are 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



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