







This three bedroom semi-detached house is situated in a quiet cul-de-sac in the pretty village of West Meon which offers a butcher, convenience store and the Thomas Lord public house and gives easy access to Winchester and Petersfield via the A272.

The house has undergone a massive refurbishment and extension programme by the current owners, including landscaped gardens, and now offers a wonderful home in this beautiful, countryside location.

Accommodation comprises;

Entrance hallway with slate stone flooring which leads to a wonderful kitchen/dining/family room with induction hob, oven, integrated fridge/freezer and dishwasher. French doors leading to the rear garden.

To the rear of the house is a very large utility room with sink, integrated washing machine and tumble dryer and door to the rear garden. WC and separate boot/cloak room.

The lounge is an excellent size and sits to the front of the house and is fitted with a wood burner.

The first floor offers three excellent sized bedrooms and a refitted bathroom with shower. The quality of the building is first class and the house really gives a feeling of space and brightness throughout.

Externally, to the front of the house is a private, lawned front garden enclosed by laurel with an Indian sandstone pathway to the front door. There is a private driveway to the side of the house with side access to the rear garden.



The rear garden has been landscaped with Indian sandstone and is completely private with pretty, well stocked flower beds, a large dining area and a covered pergola. There is recently installed outside office with double glazed doors, heating and electricity. Behind the garden is a bridleway that leads to the West Meon countryside within just a few minutes and ideal for dog walks.

EPC - D

Council Tax Band C - £2001 pa Winchester District Council

Heating is via a recently installed Heat pump that provides electricity and Hot water. Approximately £120 per month on average.

Water Sewage Treatment plant that is maintained by Winchester Council at a cost of £300 per annum per house.

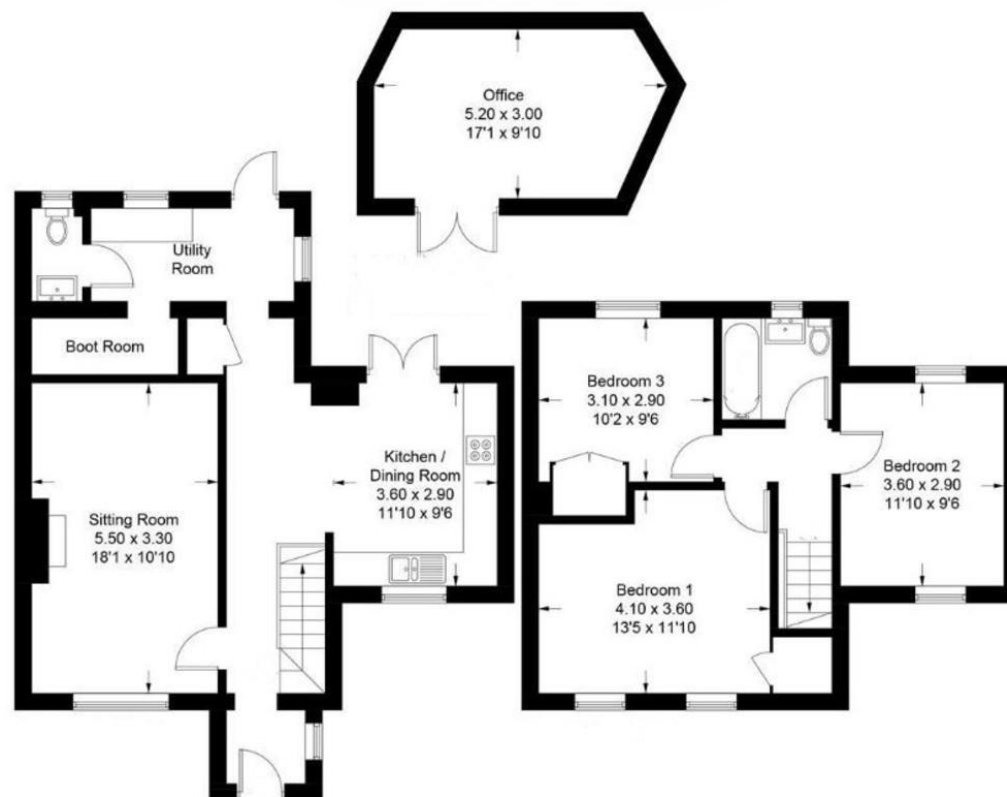
Double glazed windows.

Viewing through the Vendors Sole Agents.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

26 Lavant Street, Petersfield,  
Hampshire, GU32 3EF

www.jacobshunt.co.uk  
01730 262744  
properties@jacobshunt.co.uk

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



Zoopla rightmove onTheMarket