



Love Lane, West Meon.

Guide Price: £850,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Love Lane, West Meon. GU32 1HS

Located at the heart of West Meon, a sought-after pretty village in the Meon Valley, Hampshire and within the South Downs National Park, this detached thatched cottage dates back to 1441 and radiates charm and character with period features that include an abundance of exposed beams, inglenook fireplaces, massive arch braces, bressumer beams, eyebrow dormer windows, wattle and daub panels and a coffin hatch. Set in an attractive and well-loved landscaped garden which affords a high degree of privacy. This delightful chocolate box cottage provides deceptively spacious and versatile accommodation comprising of four bedrooms, three bathrooms and four reception rooms, plus a fitted kitchen. The property further offers gravelled driveway parking that leads to a detached double garage, oil fired central heating and a ground floor cloakroom.



The gardens are an excellent feature of the property and are stocked with a wonderful array of mature trees (including apple, greengage, plum and bay trees, and a Tamarisk, Judas and Copper Beech), there is a magnificent yew tree and pretty flowering cherry, rose bushes and a clematis. Various shrub and flower borders, currant and raspberry bushes, also some good examples of topiary. The property is afforded privacy by a flint wall, beech and yew hedging with some fencing. A paved terrace leads by way of steps to the tiered lawns, with a gravelled pathway running along one side of the garden to an upper lawned area offering access to the driveway, with many well stocked flint-defined borders. A twisted hazel is located near the pretty ornamental pond overhung by grapevines, with a paved walkway leading up through the garden to the driveway.

Local Authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

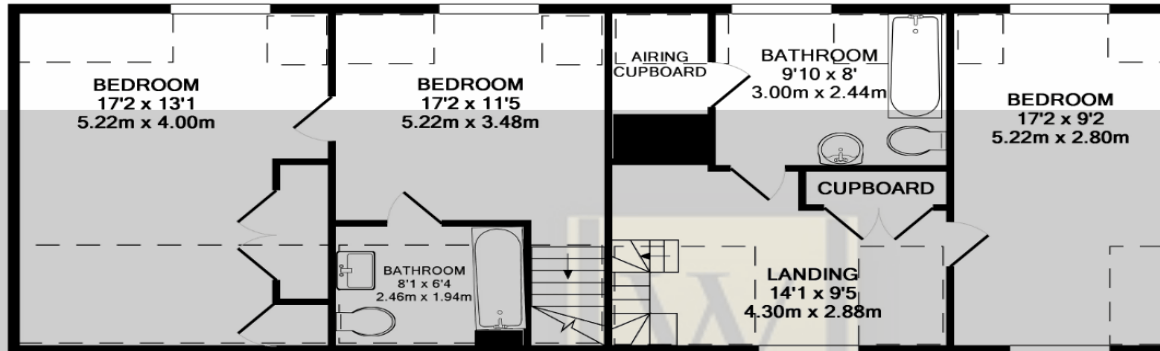
Tenure

Freehold

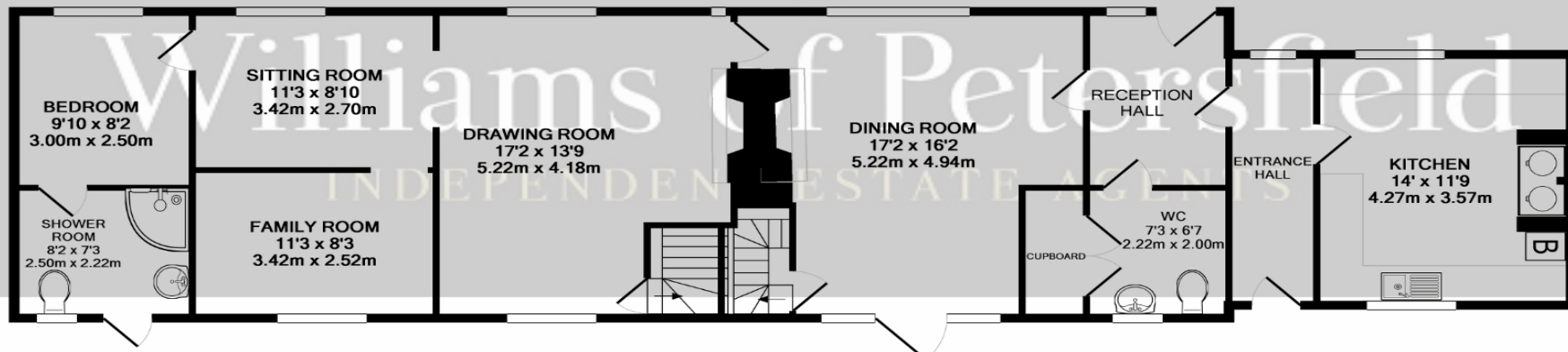
Additional Information

Grade II Listed.





1ST FLOOR
APPROX. FLOOR
AREA 808 SQ.FT.
(75.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1170 SQ.FT.
(108.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1978 SQ.FT. (183.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Williams of Petersfield

6–8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.