



Stables

WEST MEON | HAMPSHIRE | GU32 1NA

BCM

Wilson | Hill

Family/Dining Room | Kitchen/Breakfast Room | Sitting Room | Utility Room | Bedroom 1 with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Separate WC
Extensive Parking | Detached Victorian Greenhouse with Separate Store & Workshop/Studio | Store | Delightful Gardens of approximately 0.56 Acres (0.226 ha)
Petersfield 7.3 miles, Alresford 9.3 miles, Alton 12.7 miles, Winchester 12.8 miles, London 64.2 miles
Train Stations to London at either Petersfield, Alton or Winchester



| The Property

An attractive and versatile detached property of character providing stylish, lateral living with notably high ceilings situated in an outstanding rural setting. Originally built as a Victorian stable, the property has undergone sympathetic modernisation whilst retaining much character and with the addition of a family/dining room by the current owners, this adds a

contemporary feel. The light, comfortable and spacious accommodation is ideally suited for family living and entertaining purposes, with easy access to a south facing dining terrace courtyard garden area directly from the sitting room and the house further benefits most rooms enjoying lovely views across the gardens and countryside beyond.



| Location

The property enjoys a rural location on the fringe of the sought after village of West Meon in the Meon Valley. The village offers many amenities including The Thomas Lord public house, an award-winning village store, butchers, a doctor's surgery, Montessori nursery, primary school and church. More comprehensive shopping and recreational facilities and mainline train stations, with services to London Waterloo in just over an hour, can be found in the nearby larger market towns of Petersfield and Alton, or the city of Winchester. The A3 can be accessed at Petersfield providing good regional links to Guildford and the South Coast. The Meon Valley is part of a

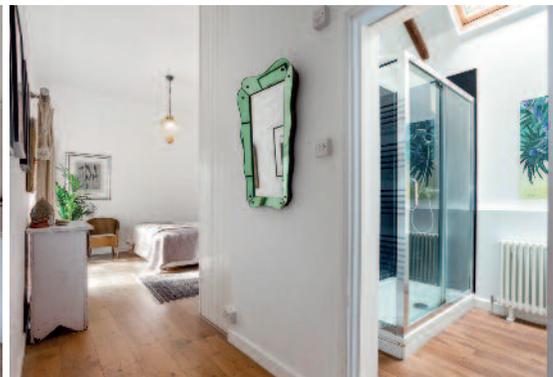


gently undulating rural landscape that has remained largely unchanged for hundreds of years in an area of Outstanding Natural Beauty. The property lies within

the South Downs National Park and there are numerous opportunities for walking, cycling and other country pursuits within the area.

| Outside

Enjoying a picturesque, rural southerly aspect, the property is approached via a gravelled driveway leading to an extensive parking area. The gardens to the property are a particularly special feature, arranged into differing 'areas', comprising formal level lawns, a large vegetable/flower garden with numerous beds and shaped topiary bushes and also houses a detached, Victorian greenhouse/orangery with a separate garden studio/office. In all, the south facing gardens extend to approximately 0.56 Acres (0226 ha).



Directions to GU32 1NA

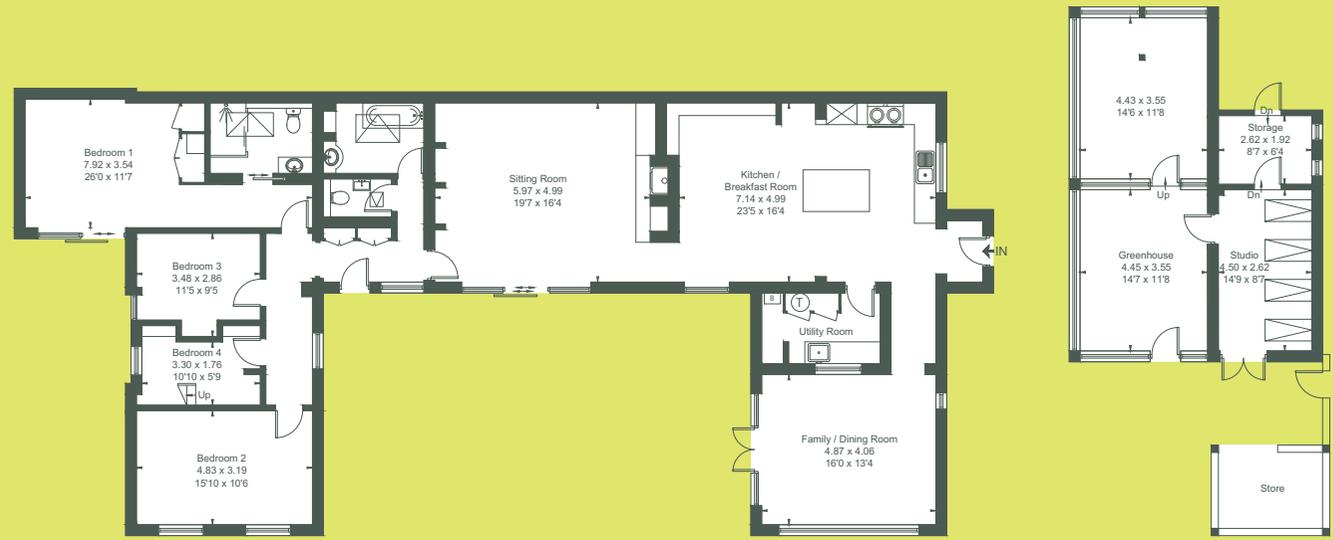
From Petersfield/A3 take the A272 (towards Winchester) for approximate 7 miles until reaching the traffic lights on the A32/A272 crossroads. Bear left and join the A32 heading south into West Meon, taking the first turning left into the High Street (signposted to East Meon), passing the butchers on your right-hand side. Proceed along the High Street, which becomes West Meon Road, for approximately 0.5 miles where the entrance drive to Stables will be found and signposted on the left-hand side. Turn into the shingled drive and bear almost immediately left where the parking and entrance to Stables will be found.

 **WHAT 3 WORDS** ///skewing.lance.metro



Viewing strictly by appointment.

Approximate Floor Area = 189.8 sq m / 2043 sq ft
Outbuilding = 51.7 sq m / 556 sq ft
Total = 241.5 sq m / 2599 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65789

Services: Mains Electricity and Water. Oil Fired Central Heating. Private Drainage.

Local Authority: Winchester City Council,
www.winchester.gov.uk, 01962 840222

Council Tax: Band F

EPC: D58.

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated March 2024

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