



POND HOUSE

East Meon, Petersfield, Hampshire GU32 1EX

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A charming country home in a
special rural setting.

Main House

5 Bedrooms | 3 Bath/Shower Rooms (1 En Suite) | Hall
Drawing Room | Snug/Playroom
Kitchen/Breakfast/Sitting Room | Utility Room
Boot Room | Cloakroom

Garden and Grounds

Garden Store
Garden, Wildflower Areas and Ecology Land

In all about 0.365 acre (0.148 ha)

Petersfield 5 miles | Guildford 30 miles
Winchester 17 miles | Portsmouth 18 miles | A3 4.4 miles
Main line station at Petersfield
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



SITUATION

Pond House is set back from a narrow country lane in an elevated position in the heart of the South Downs National Park. There are lovely vistas from the house over the surrounding unspoilt farmland and countryside, including towards the South Downs. There is a real country feel, being over the road from a working farm, yet the house is with a few miles of the village of East Meon and its thriving community, various village amenities including an historic 11th Century church, two pubs, village shop with post office, school, cricket/recreation ground, village hall and several clubs. It is an active community and there is a network of country lanes which meander for miles, plenty of local footpaths (with the South Downs Way to the south) for anyone who enjoys 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 and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access 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 all within range.

THE PROPERTY

Pond House has grown from smaller farm cottage origins via a sympathetic brick and flint period styled extension to a well-balanced family home with a wonderful contemporary interior which provides 21st century convenience. The house has many lovely rural aspects and a brilliant light interior. The kitchen/breakfast room is at the heart of the house with Aga and double doors to the terrace. The drawing room has an open fireplace and handy playroom or snug off it and, on a practical country level, a good utility and boot area. Upstairs the house is well balanced by five double bedrooms and three modern bath/shower rooms (one en suite).

OUTSIDE

The garden lies around the house and mainly laid to lawn with several lovely old trees and well planted boundary hedges. On the southern side is a paved terrace ideal for outdoor entertaining. There is a good gravel parking area in front of the house and a very useful general garden store/outbuilding. An outer area of old farmland has been sown with wildflowers, grass and planted with trees to provide an ecology haven for insects and wildlife. In all the garden and ground extend to about 0.365 acre (0.148 ha).

Approximate Area = 201.6 sq m / 2170 sq ft
Garden Store = 23.0 sq m / 247 sq ft
Total = 224.6 sq m / 2417 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



GENERAL REMARKS

Directions to GU32 1EX: Leave Petersfield on the A272 towards Winchester for about 3.2 miles (passing through Stroud and Langrish and up the hill the road levels out you will pass a 50mph sign and then a crossroads sign with bicycle) take the left turning marked 'Park Road'. Carry on for about 1 mile and the entrance to Pond House will be seen on your left opposite the farm.

What3Words: ///hence.exist.hawks

Services: Private water supply via Bereleigh Estate and mains electricity. Private drainage. Oil fired boiler.

Mobile Phone Coverage: Likely (Outdoors)

Broadband: Standard

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax Band: F

EPC: E41

Viewings

By appointment with BCM LLP only.

Selling Agent

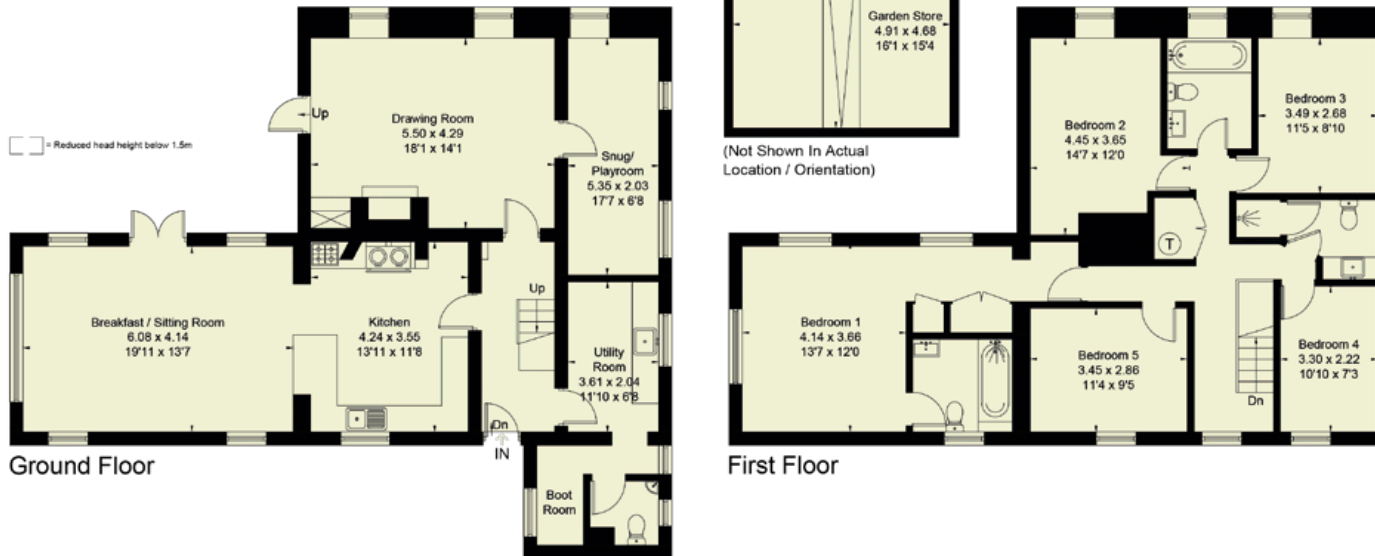
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Details and photographs dated April/August 2023.



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Petersfield

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