



Long Priors, Petersfield

Offers Over £605,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Long Priors, Petersfield

Step into elegance with this beautifully refurbished three-bedroom house, nestled in the highly sought-after village of West Meon. As you approach, the meticulously landscaped front garden sets the tone for what awaits inside.

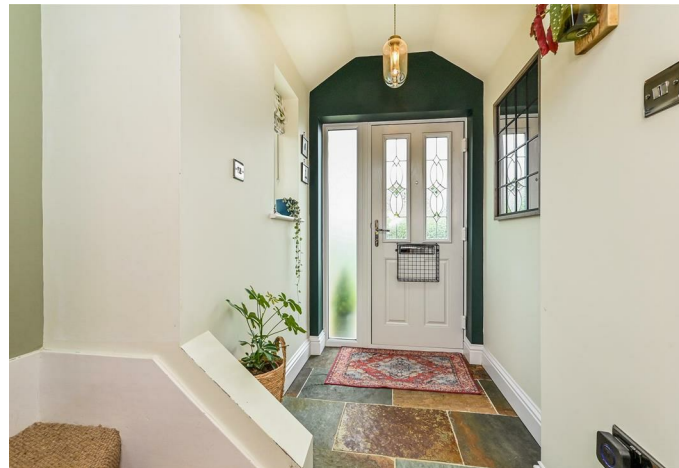
A welcoming porch with exquisite stone flooring provides the perfect spot for jackets and shoes. Enter the living room to find an oasis of style and comfort, featuring stunning décor, a striking green accent wall, and rich wooden flooring. The cosy log burner makes this room the ideal retreat for reading and relaxation, offering a peaceful separation from the kitchen/dining room.

The heart of the home, the kitchen/dining room, boasts light, airy cupboards and wooden work surfaces. This bright space is perfect for family gatherings and entertaining, with room for a large dining table. A convenient utility room, downstairs W.C., and boot room ensure that every inch of this home is thoughtfully utilized.

French doors in the kitchen lead to your serene garden, complete with a canopy for outdoor dining. The upstairs landing, adorned in subtle sage green, guides you to three beautifully appointed bedrooms. The master bedroom offers untouched views of the surrounding fields, a tranquil escape with ample built-in wardrobe space. The second bedroom features high ceilings and wooden beams, a true haven with double aspect windows. The third bedroom, the same size as the second bedroom, is a wonderful double.

The luxurious family bathroom, with its elegant and prominent décor, adds to the charm of this home. Outside, the garden is a sanctuary framed by flowerbeds. Enjoy the canopy with a glass of wine on a warm summers evening. The outdoor office/summer house, equipped with electricity and heating, offers a quiet place to work or relax. The bridleway at the back gate is the perfect finishing touch, providing direct access to the beautiful countryside surrounding West Meon.

EPC - D
Council Tax - C



Location - West Meon

The village of West Meon sits on the A32 between the south coast and Farnham, in the beautiful Meon Valley within the South Downs National Park. This pretty village is an extremely sought-after location surrounded by beautiful countryside with footpaths and bridleways in abundance, ideal for walking, cycling and horse riding. West Meon has a thriving local community and offers a highly regarded village school, a popular village store and butchers' shop, plus church and the Thomas Lord Public House. There is easy access to the A272 which links to Petersfield and Winchester both with their extensive amenities and train services to London.

Local Authority - Winchester

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LY


01962 840222

Additional Information

Air Source Heating
Mains Water
Winchester County Council Drainage - Sewerage Plant

Tenure

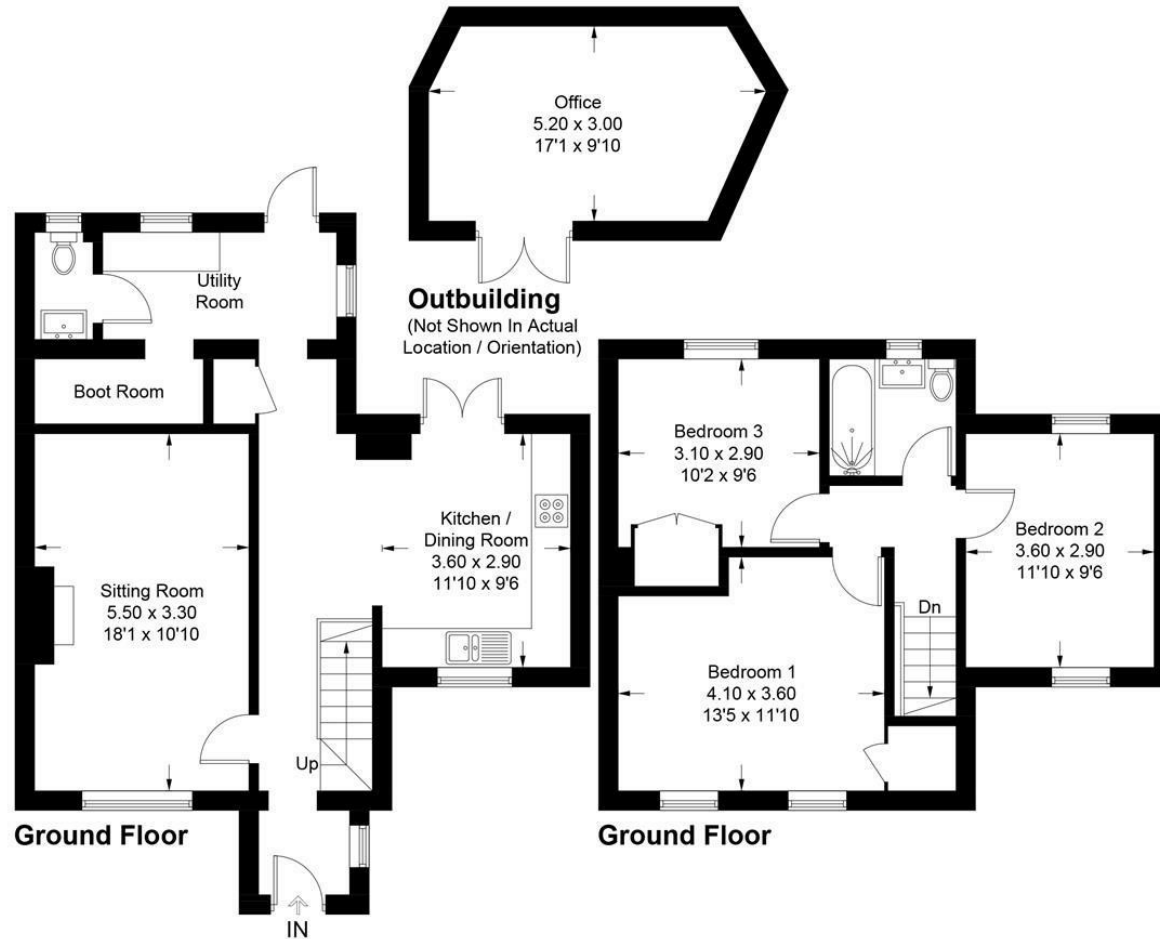
Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Long Priors, GU32 1JA

Approximate Gross Internal Area = 101.8 sq m / 1096 sq ft
Outbuilding = 14.1 sq m / 152 sq ft
Total = 115.9 sq m / 1248 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1100304)

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