



Knapps Hard, West Meon

Offers Over £710,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Knapps Hard, West Meon

Located in the beautiful village of West Meon, this well presented four-bedroom detached family home enjoys a semi-rural setting surrounded by countryside walks, while still offering convenient access to local amenities.

This charming home offers a comfortable living space designed for modern needs. The ground floor features a porch which leads to a welcoming entrance hall, setting an inviting tone. The spacious living room provides an ideal area for relaxation and entertainment, while the modern kitchen is both practical and efficient with ample worktop space and storage cupboards. Conveniently connected to the kitchen is an integrated garage, adding to the home's overall functionality.

On the first floor, a bright landing connects four bedrooms, providing ample accommodation for family and guests. The primary bedroom and the second bedroom are generously sized, ensuring plenty of room for comfort. The third and fourth bedrooms offer flexibility for alternative uses, such as a home office or guest room. A well-appointed bathroom serves the needs of the upstairs occupants.

This wonderful property has the benefit of a driveway and a garage.

EPC - D
Council Tax - F



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

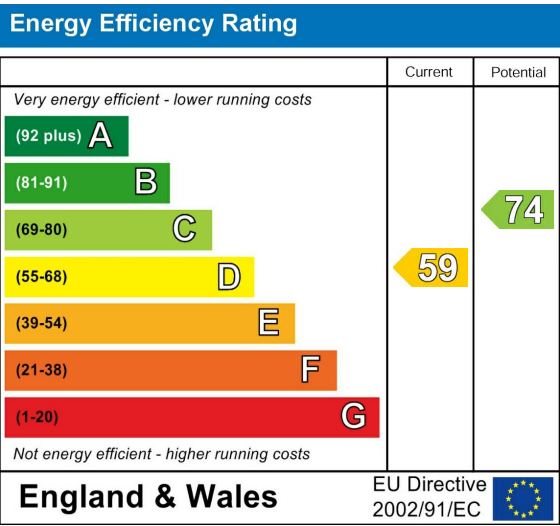
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LY

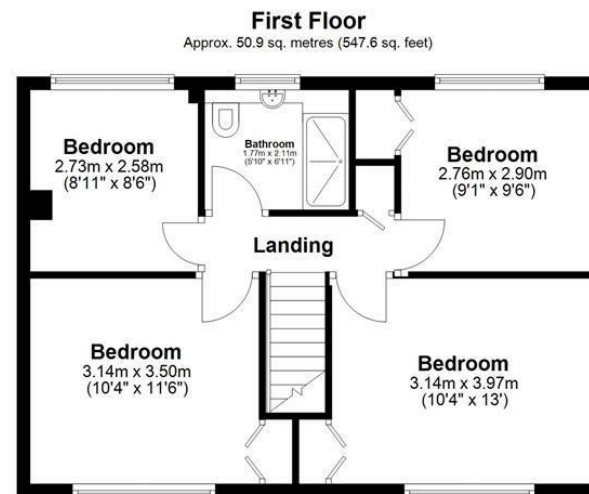
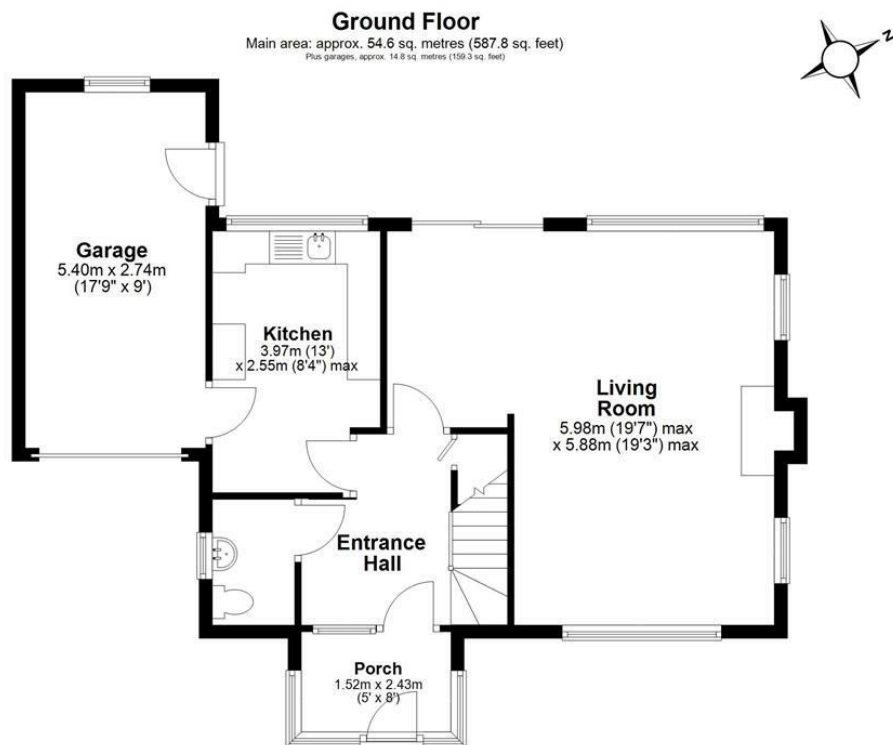
Additional Information

Waste water drains onto private land owned by Winchester Council
Oil fired central heating

Tenure

Freehold





Main area: Approx. 105.5 sq. metres (1135.4 sq. feet)
Plus garages, approx. 14.8 sq. metres (159.3 sq. feet)

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