


Hellards



At home in West Meon

Warnford Corner, West Meon

PETERSFIELD, HAMPSHIRE, GU32 1JG

Guide Price £625,000

- Grade II Listed Period Home dating from 1750
- Popular Village within South Downs National Park
- Character Inglenook Fireplace & Sash Windows
- Sitting Room, Dining Room and Snug
- 3 Bedrooms, Bathroom and Downstairs WC
- Pretty Gardens on Two Sides

A charming, period 3-bedroom detached cottage that has been sympathetically restored by the current owners. Warnford Corner is located in the popular village of West Meon within the South Downs National Park. Believed to date from the mid-1700s, this cosy and welcoming listed home offers plenty of versatile living space and includes planning permission for a double storey extension to include kitchen/diner and a family bathroom.

The property itself is set back from the road and surrounded by a pretty walled front garden and mature hedging, affording a good amount of privacy. Once inside, you are greeted by a spacious entrance hall with a storage cupboard and a door to your right leading through to the character-filled living room, complete with an inglenook fireplace and wood-burning stove. Just off the living room is a separate smaller room, perfect for use as a study or children's play area. Also off the lounge is a staircase leading up to the first-floor accommodation and a door taking you through to the dining room, kitchen, and WC. From the kitchen, there is a door leading out to the enclosed rear garden with a patio area, perfect for al fresco dining, and a small area laid to lawn. The foundations for the side extension are already in place but have been sympathetically capped with paving stones to blend in with the rest of the garden.





The first-floor is surprisingly spacious for a period cottage and consists of three double bedrooms, two of which have built in wardrobes and a family bathroom which completes the upstairs accommodation.

This property is situated within the village of West Meon and is within walking distance of all of the local amenities (which includes a primary school, Church, local shops, a public house and a regular bus service). In addition, the village is well placed within a comfortable drive of Petersfield, Winchester, Fareham and Portsmouth, and London can be easily reached via rail or road.

West Meon is a very sought after village located in the heart of the pretty Meon Valley in the South Downs National Park. It was voted as Britain's best village in 2013 due to its excellent facilities including The Thomas Lord pub, the village shop and café and the superb country walks on the doorstep.

SERVICES

We understand that the property has mains electric and water, oil heating, and private drainage

LOCAL AUTHORITY INFORMATION

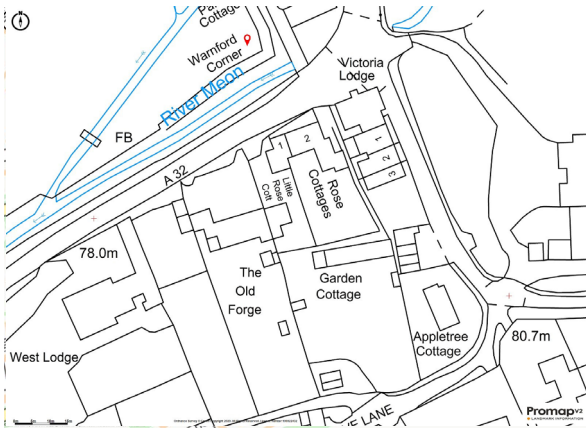
Winchester City Council
Council Tax Band: F

DIRECTIONS

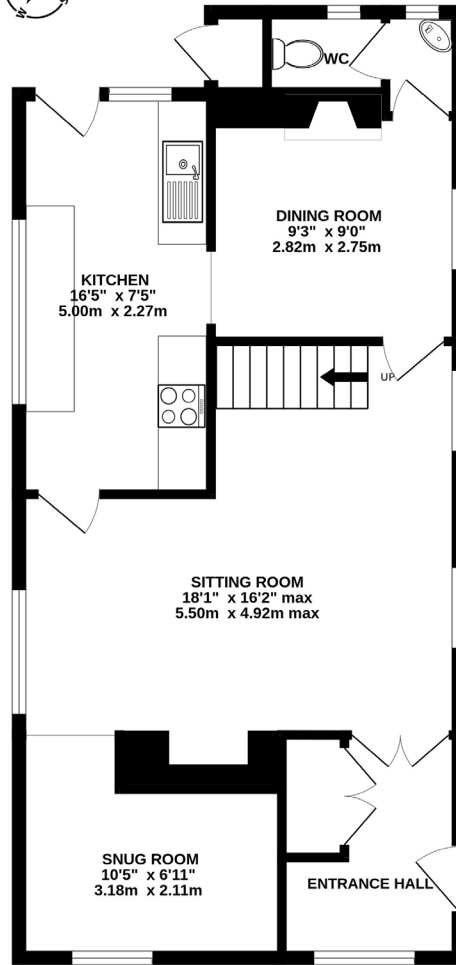
Driving along the A32 (from direction of Alton): Enter the village on the A32. Continue through the village centre. Warnford Corner is the last property on the right hand side, opposite Station Road.

///[What3words](#) location ref: continued.dollars.tourist.





GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metreplex 62024

1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

