

3 THE PORCHES

High Street, Meonstoke, SO32 3NH

Asking Price £499,950

WELLER
PATRICK



PROPERTY FEATURES

Attractive and well presented three bedroom cottage in the picturesque Meon Valley village of Meonstoke

Sitting room • Inner hall • Kitchen/breakfast/dining room with bi-fold doors to garden • Cloakroom

Three double bedrooms • Family shower room • Bedroom three with en-suite shower room

Lovely garden with patio area • Viewing highly recommended



DESCRIPTION

A stunning three bedroom character cottage and garden situated in the highly sought after and picturesque village of Meonstoke in the Meon Valley.

A feature is the properties location with an outlook to the rear over fields and countryside beyond and directly adjoining a stretch of the river Meon.

The property has in recent years been the subject of a significant improvement program and is now superbly presented and incorporates a loft extension providing a third bedroom and en suite.

On the ground floor features include the attractive sitting room and large kitchen/breakfast/family room which is well appointed and benefits from bi fold doors leading to the garden. There are two bedrooms and a shower room on the first floor and then the third bedroom and en suite on the second floor. Fabulous views from the bedrooms to the rear are most attractive.

The garden is low maintenance with an artificial turfed area and patio area with glass screen adjoining the river.

The area provides good access to the south coast and the major centres of Winchester, Southampton and Portsmouth. Rail services to London are available from Petersfield, Winchester and Alton. We understand there is an active village community and well regarded pre and infant schools are within the village. The local junior school being in the neighbouring village of Droxford. There is a popular pub, church and also close-by is a well supported village store and post office.

The A32 /A31 provides good road access to Alton, Farnham, Guildford and then onto London as does the A3 which can be accessed in Petersfield.

The traditional country town of Bishops Waltham is within a short drive and offers a range of independent shops, services and eateries from its high street and the rural nature of the area provides many walks and rides within beautiful countryside and along the historic Meon Valley railway bridle path which can be accessed close by.

Don't delay, please call to discuss further and to arrange an early appointment to view.

DIRECTIONS

On entering the village of Meonstoke from Corhampton and the A32 proceed past The Bucks head Pub bearing right along the picturesque High Street. The property will be found on the right just before the left hand turn.



LOCAL AUTHORITY AND SERVICES
Winchester City Council
Council Tax band D
Private drainage, LPG gas heating

VIEWINGS

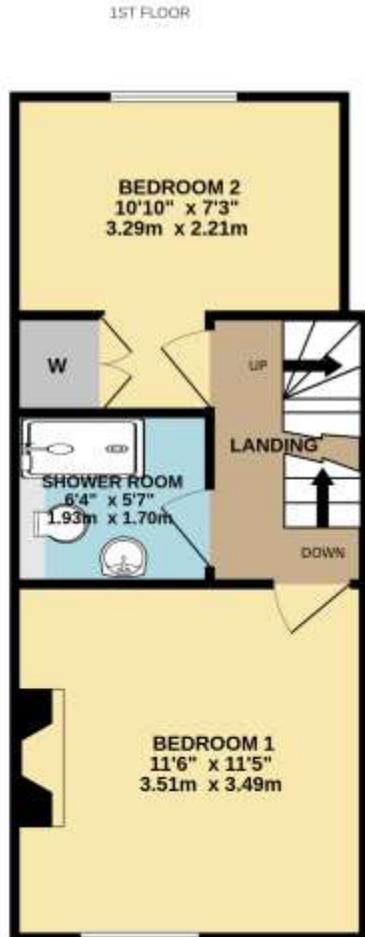
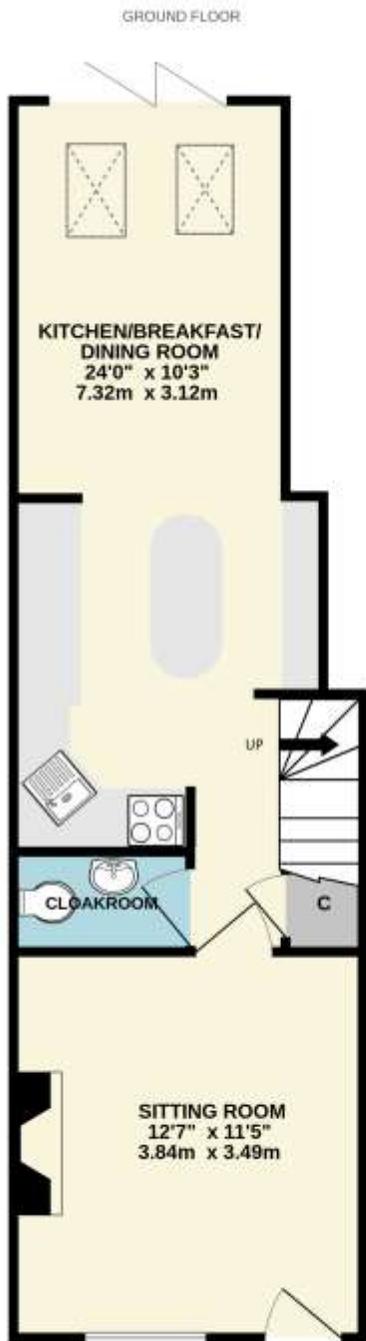
By appointment through Weller Patrick.
Tel: 01489 893555

Particulars amended 8th April 2024





3 The Porches
High Street
Meonstoke
SO32 3NH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs.		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		87
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs.		
England, Scotland & Wales		EU Directive 2002/91/EC

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 Metroptix ©2022