

The logo for Chimney Pots Estate Agents is a dark grey circle. The word "Chimney Pots" is written in a white, sans-serif font at the top. Below it, "ESTATE AGENTS" is written in a smaller, green, sans-serif font. At the bottom of the circle, the tagline "YOUR HOME • OUR PASSION" is written in a white, sans-serif font, following the curve of the circle.

Chimney Pots  
ESTATE AGENTS

YOUR HOME • OUR PASSION



Triangle Lane, Meon, Titchfield  
£1,100,000



- Stunning detached character residence
- Offering bright and spacious well laid out accommodation extending to 2390 SQ FT
  - Spacious open plan living accommodation and separate lounge
    - Four double bedrooms. en-suite and family bathroom
    - Spectacular views over open countryside
    - Secluded country garden, triple garage and plentiful parking
- Situated in a rare and coveted location, a short distance from Thatchers Copse and Meon Shore

Situated in a rare and coveted location, this stunning home is set to make its debut on the market. With views of surrounding farmland, the property offers a unique sense of tranquility and privacy.

The layout of the house seems thoughtful and versatile, with the potential for reconfiguration to suit various needs, such as accommodating an elderly relative. The abundance of natural light streaming through the windows creates a welcoming atmosphere, particularly in the triple-aspect bedroom and the cosy lounge with its cast iron fireplace.

The heart of the home, the open plan kitchen/dining/snug area, is the perfect space for family gatherings and everyday living. The country-style kitchen, complete with an AGA, adds warmth and character, while the snug area, with its feature fireplace, offers a cosy retreat during colder months. The addition of a utility room and convenient access to the side for outdoor activities adds practicality to the layout.

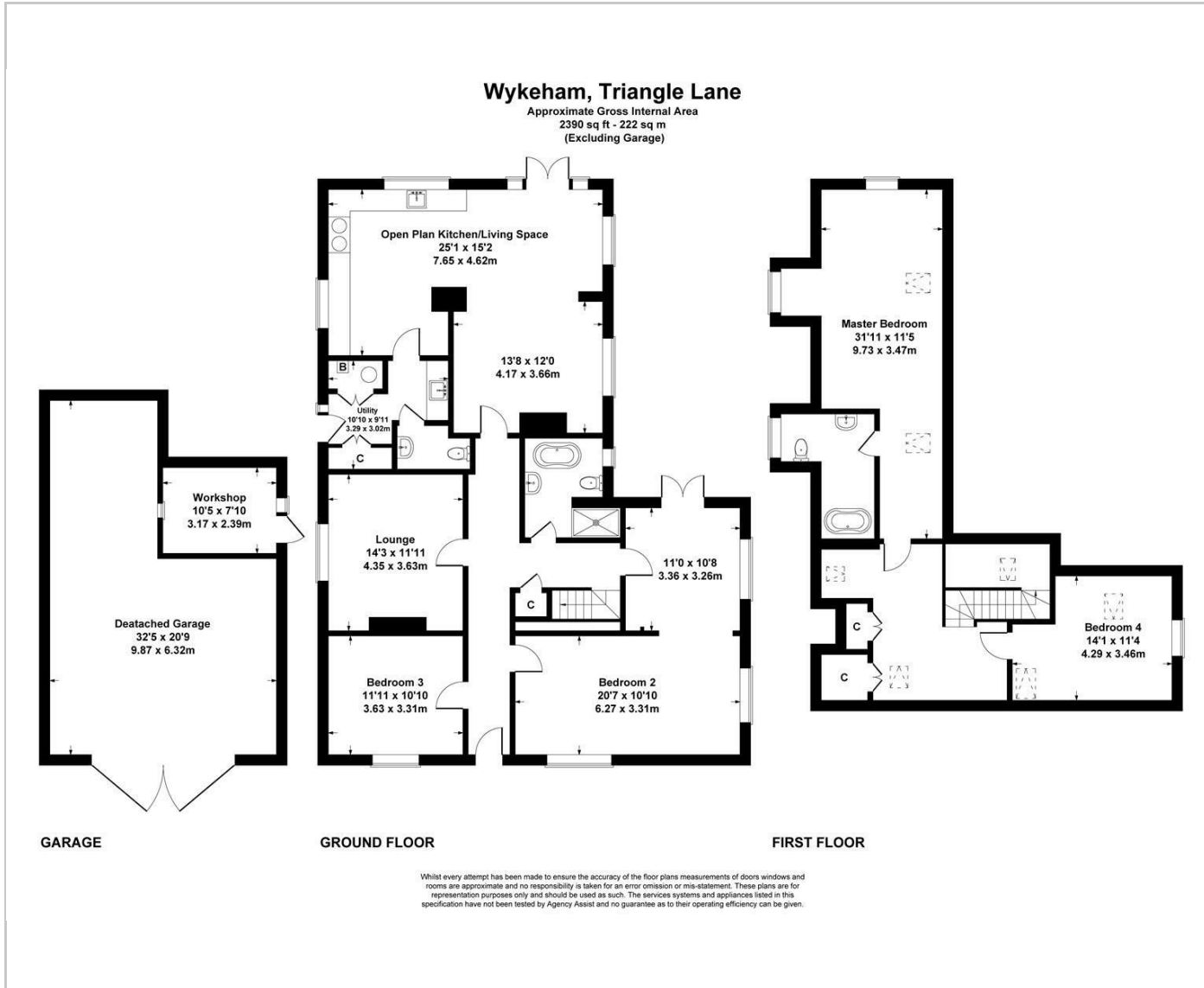
Upstairs, the bedrooms offer comfort and functionality, with the master bedroom having an en-suite for added convenience.

Outside, the secluded rear garden provides a peaceful retreat, ideal for relaxation or entertaining, while the ample parking space and triple garage cater to practical needs.

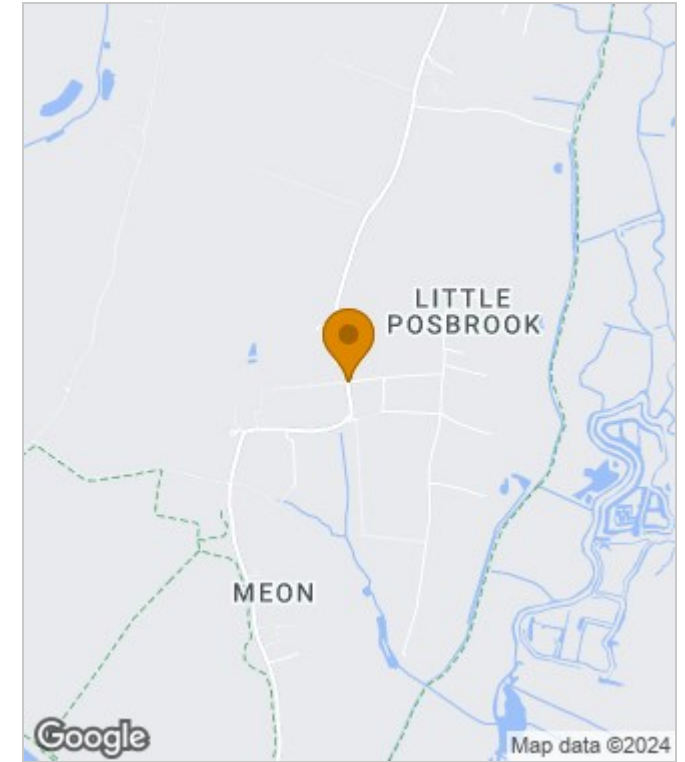
Meon is a highly desirable location and as such this is a rare opportunity to purchase a property within this locality. The area is largely farmland and countryside, along the road from Wykeham is Thatchers Coppice, ideal for dog walking also within walking distance is Titchfield Haven, a delightful nature reserve and a must for bird watchers. Meon Shore is also a short distance away giving access to the bustling waters of the Solent. Titchfield village lies approximately a mile away.



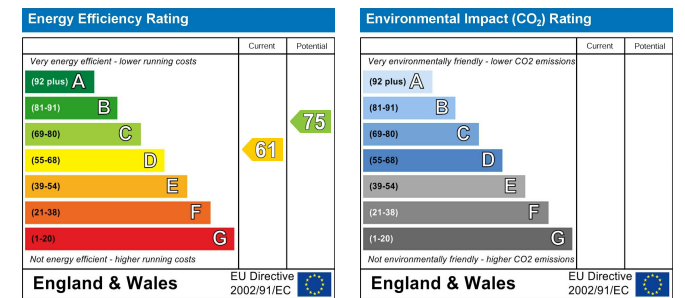
## Floor Plans



## Area Map



## Energy Performance Graph



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