



HATCH COTTAGE, WEST MEON

Petersfield, Hampshire, GU32



WEST MEON, PETERSFIELD

A charming and characterful Grade II Listed detached period property.



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EPC

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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £995,000



HATCH COTTAGE IS BELIEVED TO DATE BACK TO 1457 AND BOASTS A WEALTH OF ORIGINAL FEATURES AND INTERESTING HISTORY.

Through the old stable door, you are welcomed by original brick flooring and exposed timber. The spacious triple aspect living room features an inglenook fireplace with woodburner, a raised 'minstrel gallery' and beautifully beamed walls and ceiling. There are wooden window shutters throughout the house. The impressive dining room houses a large inglenook fireplace with original features, and French doors lead to the patio, which catches the morning sun. The large kitchen includes a Rayburn cooker and a separate electric cooker. The room is light and spacious, and a glazed door opens to the garden. There are plenty of cupboards and storage space, and the room features a double-height ceiling on one side. A staircase leads down to the cellar. The cloakroom completes the ground floor. On the first floor, exposed timber floors lead onto all 3 double bedrooms. The principal bedroom includes period features and opens onto an en suite bathroom with walk-in wardrobe. The remaining bedrooms both have built-in storage, period features and lovely views over the garden. So too does the well-appointed family bathroom. From the landing, a staircase leads to the extensive second-floor attic rooms. This offers an excellent opportunity to convert into a bedroom, playroom or home office (STPP). Outside, the pretty and private gardens extend to 3 sides of the house. To the front, a large gravel driveway offers parking for several cars. A feature of the back garden is a lovely stream. A bridge leads to a seating area which catches the evening sun.



Services:

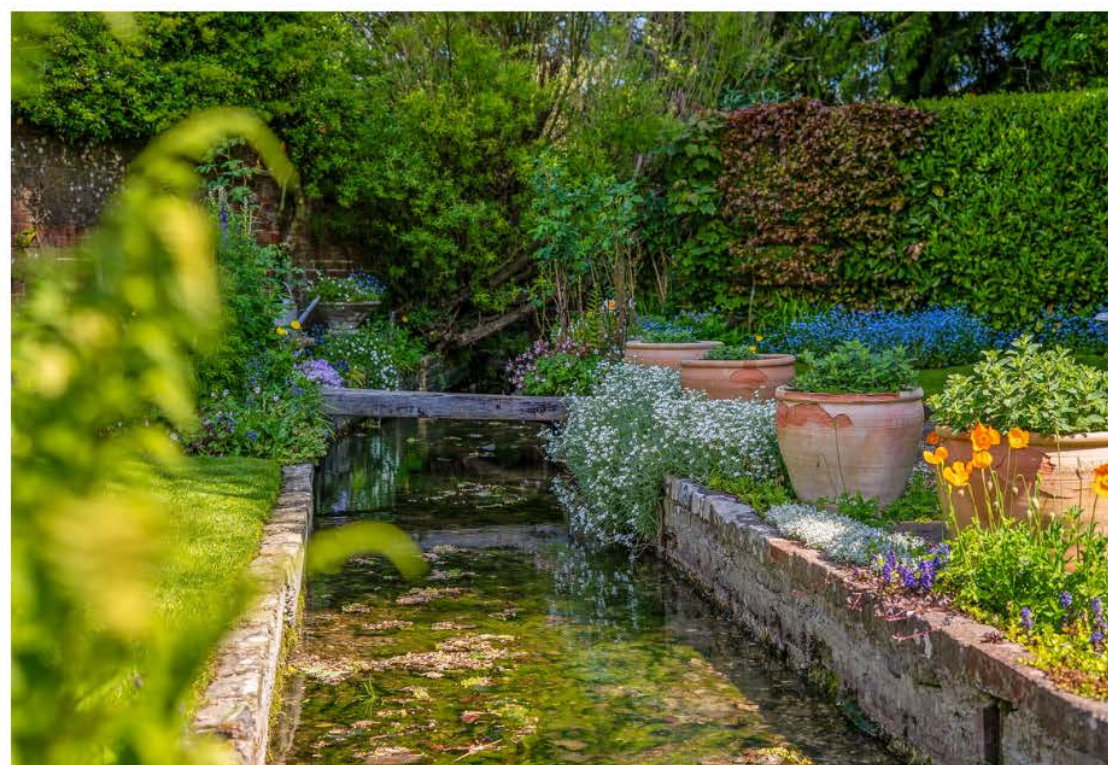
Drainage: Septic Tank

Water: Private

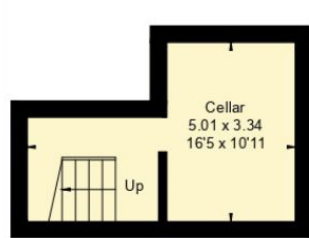
Gas: Oil

Electric: Mains

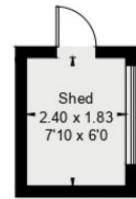




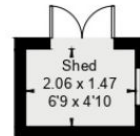
Approximate Floor Area = 240.7 sq m / 2591 sq ft
(Excluding Sheds)



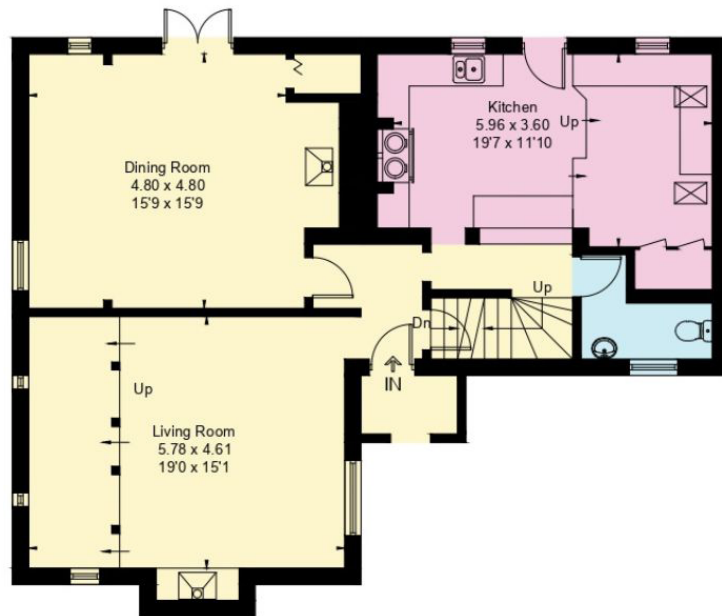
Lower Ground Floor



(Not Shown In Actual
Location / Orientation)

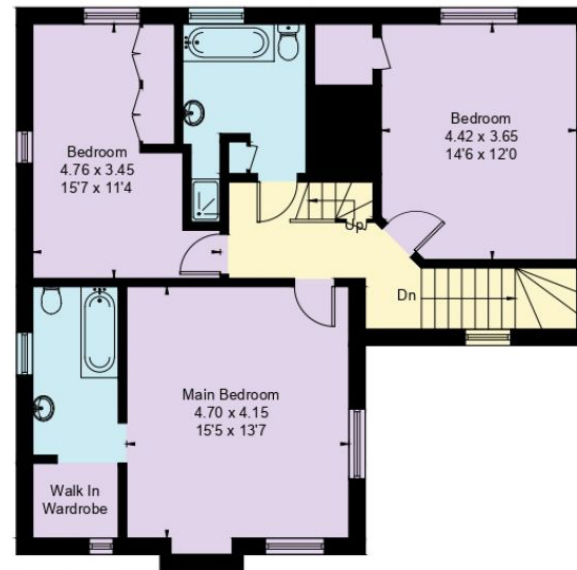


(Not Shown In Actual
Location / Orientation)

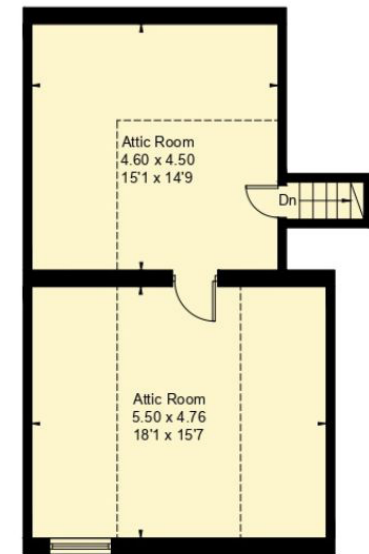


Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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