



# VALLEY WOOD FARM

West Meon, Hampshire



## A CHARMING AND BEAUTIFULLY PRESENTED COUNTRY HOME, SET WITHIN LANDSCAPED GROUNDS OF ABOUT 10 ACRES

Nestled within a mature woodland boundary, this impressive country house offers beautifully proportioned and versatile accommodation, perfectly blending character, space and privacy



**Distances:** West Meon 1.2 miles, Alresford 5.3 miles, Petersfield 6.5 miles, Winchester 10 miles  
(All distances are approximate)

**Guide price: £2,750,000**

## VALLEY WOOD FARM

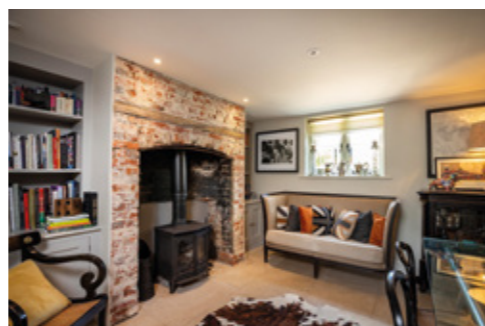
Originally a flint cottage dating from the 1830s, was extensively renovated and extended in 2016 by the current owners to create a stylish home in the South Downs National Park surrounded by rolling farmland and mature woodland.

The accommodation is light and spacious and particular features include; the hand made, Smallbone kitchen well-equipped with integral Gaggenau appliances, a range cooker and large central island, with an adjoining dining area featuring built-in seating, fireplace, and doors to the terrace. A spectacular entrance hall doubles as a sitting room with full-height glazed doors, complemented by a drawing room with exposed beams, open fireplace, an open snug with woodburner and exposed brick chimney, and a library/playroom with logburner. The remainder of the ground floor is made up of a pantry/boot room, two cloakrooms, study and laundry room.

Upstairs, accessible via two staircases, the principal bedroom enjoys triple aspects, en suite and dressing room. Further accommodation includes an impressive triple-aspect en suite guest bedroom, an additional en suite bedroom with dressing room and three further double bedrooms served by two bath/shower rooms. The south-facing bedrooms each enjoy their own Juliet balcony, framing the wonderful views over the grounds.

A substantial barn provides garaging, workshops, and a gym with woodburner and sauna, completing this exceptional country home.





## GARDENS AND GROUNDS

The property is approached through extensive front gardens via a wrought iron gate, leading to a sweeping gravel driveway. The gardens are laid mainly to lawn with mature shrubs and flower borders and small fruit orchard. A separate track provides direct access to the paddocks and grounds at the rear. A delightful walled garden sits to the west, complete with raised beds and a greenhouse, and is overlooked by the gym.



The grounds have been thoughtfully designed to create a seamless indoor-outdoor lifestyle, with the principal reception rooms and kitchen opening onto a substantial south-west facing terrace—ideal for entertaining and making the most of the sun throughout the day. The remaining grounds are made up of a number of gated paddocks separated by estate railing and hedging, a small apiary and lime tree avenue all enclosed within a woodland boundary.

Planning permission has been granted for a further 1850 sq ft Sussex barn, swimming pool and lake within the grounds (references: SDNP/16/05599/FUL and SDNP/12/01852/HOUS).

The property is well located and convenient for both Winchester and Petersfield for the excellent schooling and shopping facilities.

## PROPERTY INFORMATION

**Local Authority:** Winchester City Council

**Council Tax band:** G

**Tenure:** Freehold

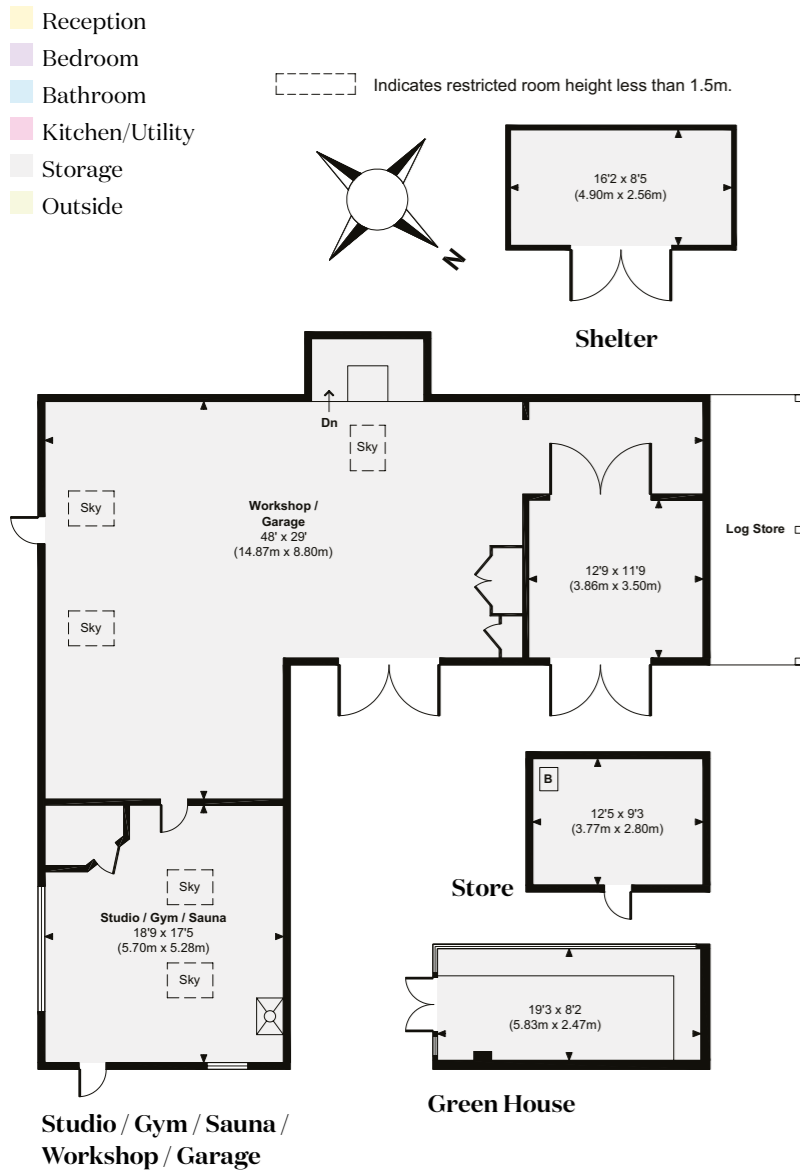
**EPC:** D

**Services:** Mains water and electricity. Private drainage. Oil fired central heating.

**Location:** what3words///winds.ascendant.lordship

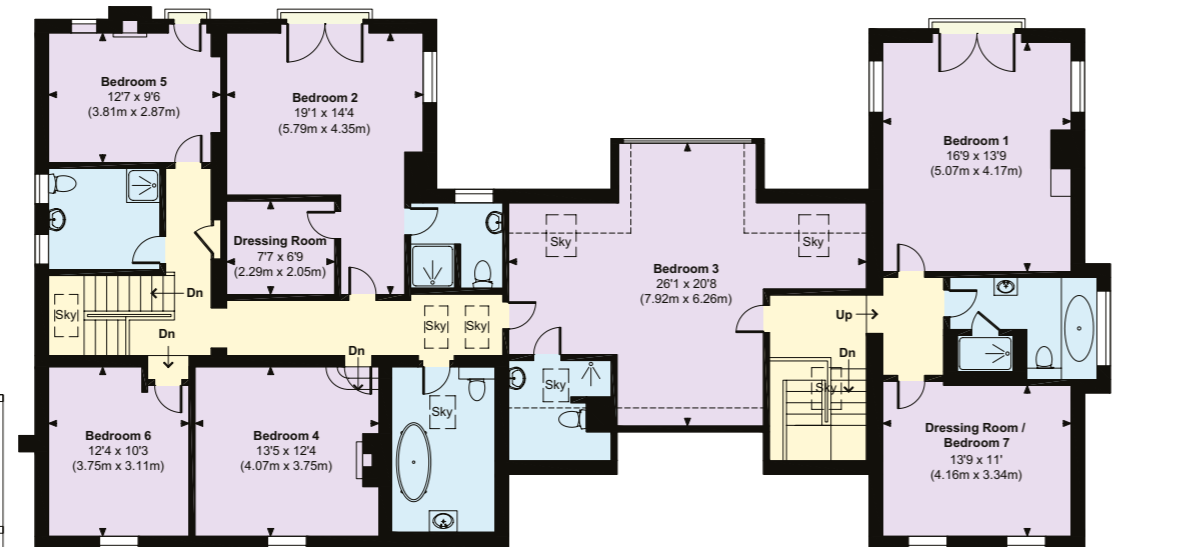
**Post Code:** GU32 1JS



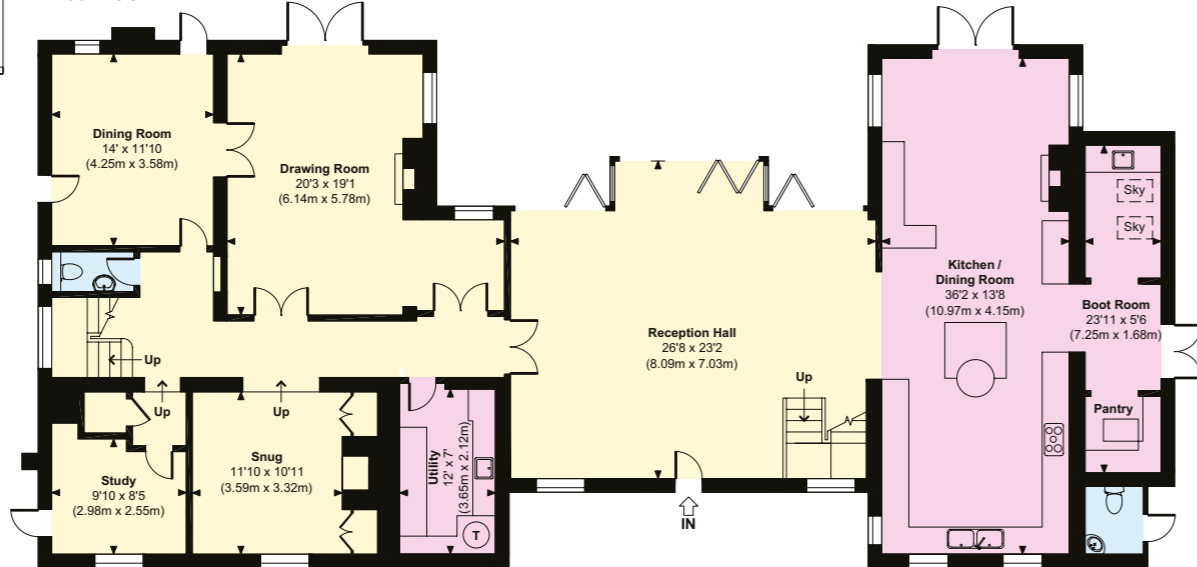


Approximate Gross Internal Area  
 Main House = 4556 Sq Ft / 423.34 Sq M  
 Studio / Gym / Sauna / Workshop / Garage = 1437 Sq Ft / 133.47 Sq M  
 Shelter = 135 Sq Ft / 12.54 Sq M  
 Store = 114 Sq Ft / 10.56 Sq M  
 Green House = 155 Sq Ft / 14.40 Sq M  
 Total = 6397 Sq Ft / 594.31 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height.



**First Floor**



**Ground 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.



George Clendon  
 01962 677234  
 george.clendon@knightfrank.com

Knight Frank Winchester  
 14 Jewry Street  
 Winchester, SO23 8RZ

[knightfrank.co.uk](http://knightfrank.co.uk)



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