



# COURT HOUSE

West Meon, Petersfield, Hampshire, GU32 1JG

TO LET  
£10,000 PCM



# Court House

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A stunning, detached house blending historical features and elegance presented to an exceptionally high standard. Totalling 6,873 sq ft the property offers six reception rooms and six bedrooms including furnishings (part/fully) as well as the services of a gardener.

## THE PROPERTY

A fine Grade II\* listed country house and completely refurbished throughout. The original timber-framed hall dates to the late medieval period, with 16th century alterations and substantial 19th century extensions.

The reception space includes a large drawing room with open fireplace, two study rooms, a magnificent dining room with westerly views over the gardens and an oak beamed family room in the oldest part of the house. The kitchen/breakfast room has natural stone floors, a good range of storage units and an oil-fired Aga and adjoins a utility/boot room and separate pantry. A back hall links to the snug which features an old bread oven and working wood burning stove.

To the first floor is located the principal bedroom suite which includes a dressing room and bathroom as well as four further bedrooms and two bathrooms. There is a further bedroom to the second floor with en suite bathroom. The property can be let partially or fully furnished by agreement.

Court House sits within an area totalling just over 5 acres which includes well stocked flower borders, large areas of lawns, a mixed fruit orchard, birch lined avenue, a walled garden, a tennis court and a paddock. It also has two terraces, one leads off the kitchen and another to the rear of the property leading to a wisteria covered pergola. A gravel driveway offers generous parking to the front of the house together with an EV charging point. Several outbuildings are included with the house.

## THE AREA

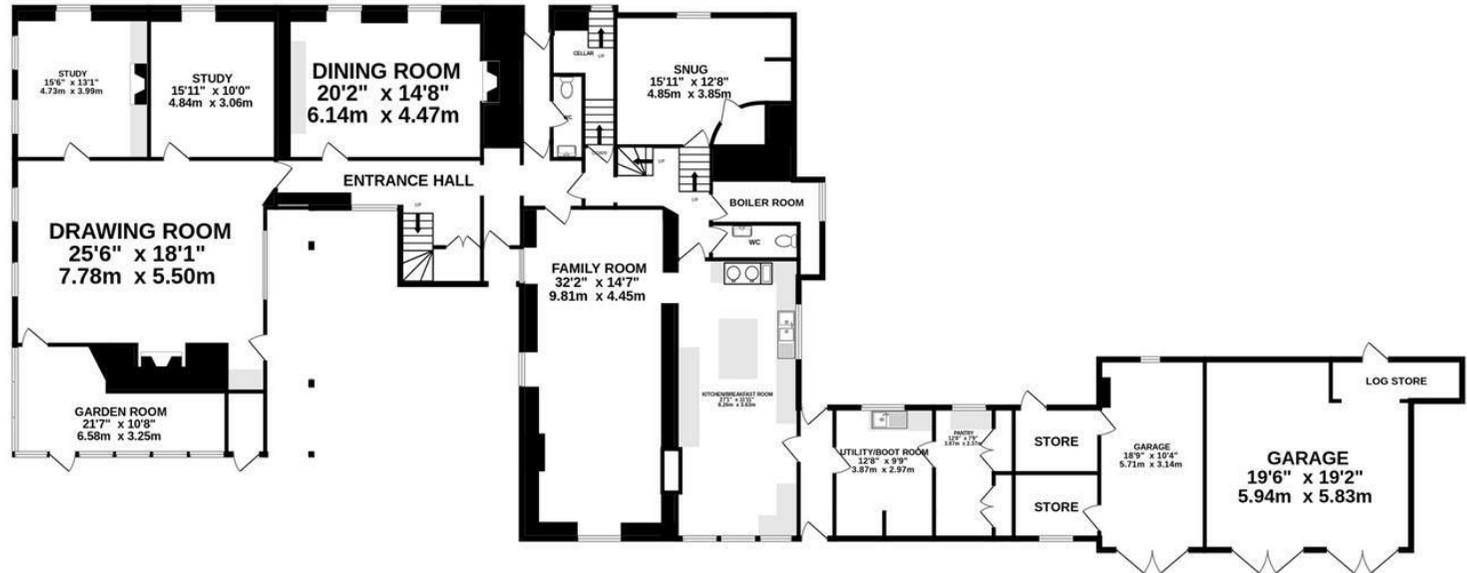
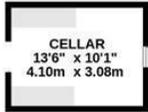
Court House is within walking distance of the village of West Meon with its range of excellent local amenities including a village shop, café, butcher, a well-regarded public house and primary school. The village is set within the South Downs National Park and is surrounded by stunning countryside with walking, horse riding and cycle trails in easy access as well as other country pursuits and sailing approximately 30 mins away on the south coast.

The numerous well-regarded preparatory and secondary schools in the area including Bedales, Churcher's in



BASEMENT

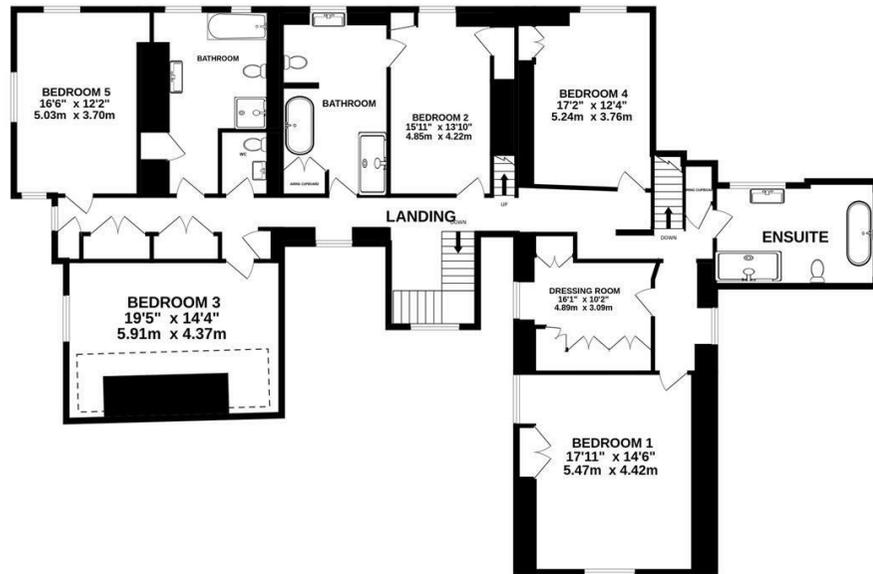
GROUND FLOOR



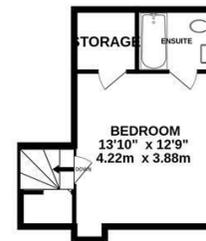
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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FIRST FLOOR



SECOND FLOOR



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#### IMPORTANT NOTICE

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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Petersfield, Twyford, Prince's Mead, West Hill Park, Pilgrim's, Highfield, Winchester College, St Swithun's, Lord Wandsworth College and Portsmouth Grammar School.

Excellent access to Petersfield which has a mainline railway station to London and direct links onto the A3.

#### ADDITIONAL INFORMATION

##### Services

Mains electricity and water  
Private drainage £15 per month  
Oil fired central heating  
Gardening costs - included in the rent  
Mobile coverage likely (Ofcom)  
Superfast broadband (Openreach)

##### EPC

Exempt

##### Local Authority

Winchester City Council - Band H

##### Pets

Considered, rent may vary at an additional £20 per month per pet

##### Deposit

Holding Deposit - £2,307  
Security Deposit - £13,846

##### Tenancy

Long term

#### Lettings - Petersfield

01730 262600

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