





West Meon is a highly regarded village nestled in the valley of the River Meon within the South Downs National Park. The village centres around the striking Church of St John the Evangelist and the much-loved Thomas Lord public house - named after the founder of Lord's Cricket Ground, who is buried in the village churchyard. The surrounding countryside offers some of the finest walking, riding and cycling in the south of England, with the market town of Petersfield - with its mainline rail service to London Waterloo - approximately six miles to the south east, and the cathedral city of Winchester readily accessible to the north west.

It is against this backdrop that Warnford Cottage presents itself - a property that in both character and setting epitomises the very best of rural Hampshire living.

The exterior immediately impresses. Traditional tile-hanging above rendered lower elevations, twin brick chimney stacks and elegant multi-pane cottage windows are framed by a beautifully established cottage garden. The property sits quietly and confidently within the village streetscene, entirely at ease with its surroundings.



The interior is distinguished throughout by an abundance of original period features. The principal reception room, measuring an impressive 18'1 x 16'0, displays a remarkable arrangement of exposed oak ceiling timbers and a fine inglenook fireplace housing a cast iron wood-burning stove, set within a handsome exposed brick recess. A further snug provides comfortable secondary reception space, ideal as a study or morning room.

The dining room is equally appealing - warmed by its own original fireplace with exposed brick surround and aged timber bressumer beam, and laid with wide-planked hardwood flooring that speaks to the property's age and history. It opens directly to the kitchen beyond, creating an easy and convivial flow between the principal living spaces. The kitchen, with its white cabinetry and views over the rear courtyard garden, is well-appointed in its current form.

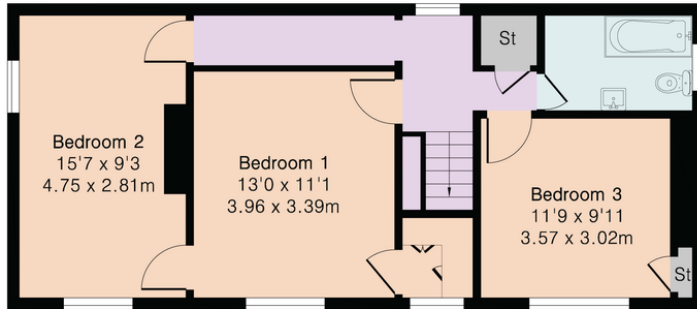
On the first floor, three bedrooms and a family bathroom continue the property's theme of understated period charm, all retaining the character and warmth that permeates throughout.



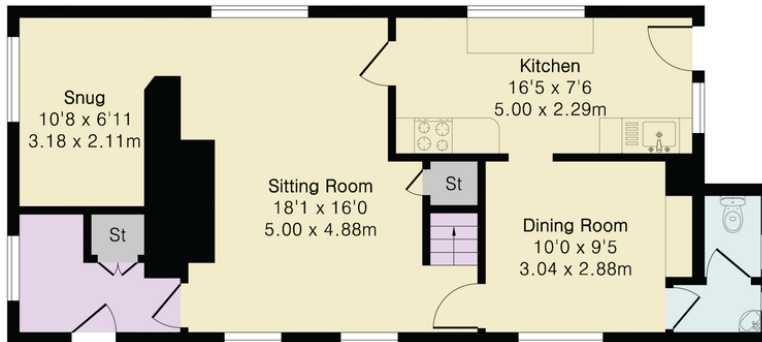
Approximate Gross Internal Area 1306 sq ft - 121 sq m

Ground Floor Area 712 sq ft – 66 sq m

First Floor Area 594 sq ft – 55 sq m



First Floor



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

