



2 Jubilee Cottages, West Meon - GU32 1JF
In Excess of £400,000

WHITE & GUARD

2 Jubilee Cottages

West Meon, Petersfield

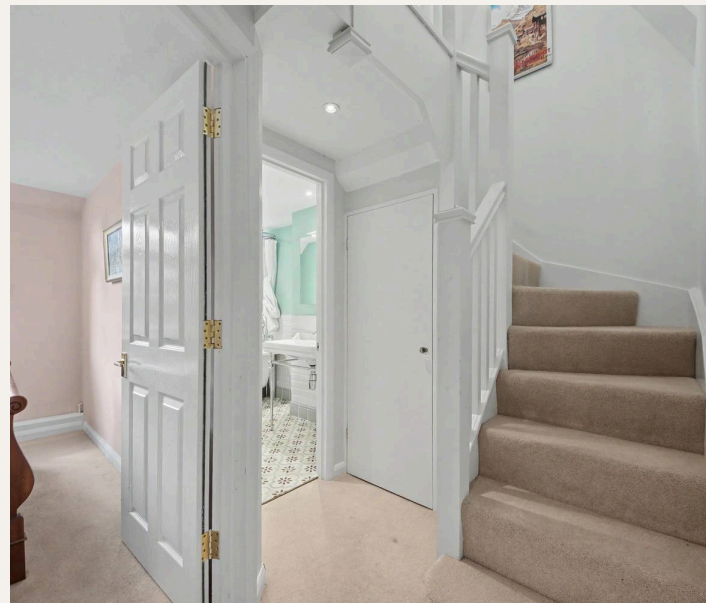
INTRODUCTION

Situated in the picturesque village of West Meon, 2 Jubilee Cottages is a beautifully presented Victorian terraced home that perfectly balances period charm with thoughtful modern improvements. Nestled within the heart of the South Downs National Park, this enchanting cottage offers an idyllic village lifestyle surrounded by rolling countryside, traditional pub, scenic walks and a strong sense of community. Lovingly enhanced by the current owners, the property benefits from sympathetic double glazing and replacement external doors designed to complement the home's heritage, while retaining the warmth and character expected from a home of this era. Arranged over three floors, the accommodation provides versatile and inviting living spaces, ideal for both full-time residence and countryside retreat alike.

LOCATION

West Meon is a highly sought-after village in the South Downs National Park and the scenic Meon Valley, known for its beautiful countryside and strong community feel. The village offers local amenities including a shop, café, pub, church and primary school, while nearby Petersfield, Alton and Winchester provide wider facilities. Excellent road and rail links also give easy access to London and the South Coast.

- BEAUTIFULLY PRESENTED VICTORIAN TERRACED COTTAGE
- SITUATED IN THE SOUGHT-AFTER VILLAGE OF WEST MEON
- CHARMING PERIOD FEATURES
- CHARMING PRINCIPAL SITTING ROOM
- RUSTIC KITCHEN WITH EXPOSED BEAMS
- SEPARATE UTILITY AREA
- THREE GENEROUSLY PROPORTIONED BEDROOMS
- DELIGHTFUL REAR GARDEN





INSIDE

A covered entrance porch opens into a welcoming hallway with stairs rising to the first floor and access to the charming principal sitting room. Rich in character, this delightful reception space centres around an attractive open hearth fireplace set within a brick surround, creating a wonderfully cosy focal point. Beneath the stairs, a cleverly designed study and library area provides an ideal work-from-home space complete with fitted desk and shelving. To the rear of the property, the kitchen is both practical and full of rustic charm, featuring quarry tiled flooring, exposed beams and ample storage and preparation space. A door leads through to the useful utility area, which in turn provides access to the rear garden.

The first floor hosts two generously proportioned bedrooms alongside a well-appointed family bathroom, while the second floor is dedicated to the impressive principal bedroom, creating a peaceful and private retreat beneath the eaves.

Throughout the home, period features blend effortlessly with tasteful modern touches, resulting in interiors that feel warm, characterful and immediately welcoming

OUTSIDE

The rear garden offers a delightful outdoor space designed for both relaxation and practicality. Accessed directly from the utility area, the garden benefits from pedestrian right of way across the neighbouring cottage and rises via steps to an elevated lawn enclosed by fencing, providing a private setting to enjoy outdoor dining, gardening or simply unwinding in the fresh country air. While the property does not benefit from allocated parking, the current owners utilise nearby roadside parking within the neighbouring road with ease.

Set against the backdrop of one of Hampshire's most sought-after villages, 2 Jubilee Cottages presents a rare opportunity to acquire a charming period home offering character, comfort and an enviable countryside lifestyle



SERVICES:

Water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based in information provided by Openreach.

- FREEHOLD
- WINCHESTER COUNCIL BAND D
- EPC RATING F

T: 01489 893946

Brook House, Brook Street, Bishops Waltham, Southampton, Hampshire, SO32 1AX
E: bishopswaltham@whiteandguard.com
W: whiteandguard.com

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

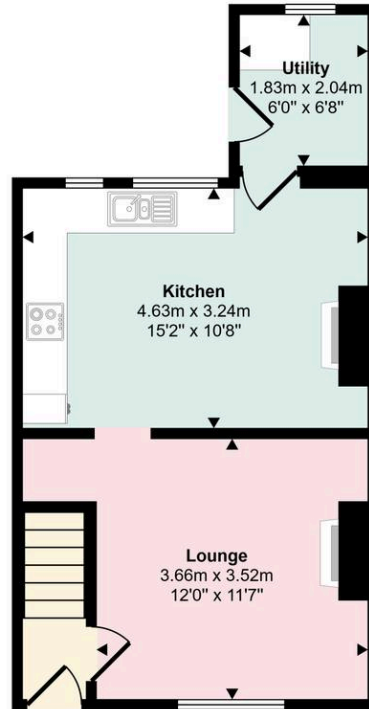
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

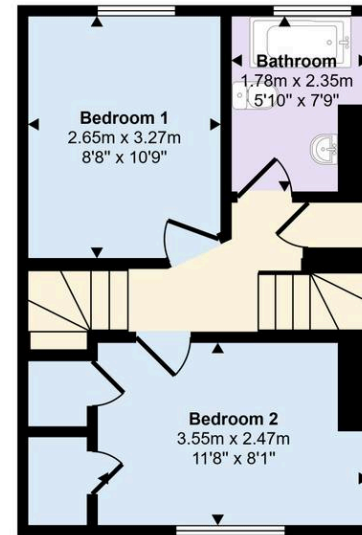
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



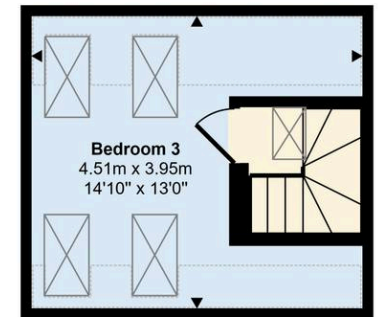
**Approx Gross Internal Area
86 sq m / 925 sq ft**



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 31 sq m / 335 sq ft



Second Floor
Approx 18 sq m / 191 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.