





****GUIDE PRICE £650,000 - £700,000****

Approached via a private driveway leading to a double integral garage, Number 12 presents beautifully from the outset, its colourful front borders and well-kept façade offering an immediate indication of the care and attention that has been invested throughout. The property has been thoughtfully improved by its current owners to provide bright, flexible and entirely comfortable family accommodation across two floors, extending to approximately 1,978 sq ft of gross internal area including the garage.

A spacious entrance hallway provides a warm introduction to the home and gives natural access to all principal ground floor rooms. The sitting room is a room of real character and considerable charm - generously proportioned and centred upon a solid fuel burning stove set within a handsome surround, it enjoys an attractive aspect to the front of the property with pleasing views towards the hills beyond. The room opens elegantly through to a further reception room, itself overlooking the rear garden, providing excellent flexibility for family living and entertaining alike.

The kitchen and dining room is a particular highlight - a well-appointed and sociable space finished with classic shaker-style cabinetry, dark worktops and an abundance of natural light courtesy of generous rear-facing windows and French doors opening directly to the garden and patio beyond. The rear porch provides excellent day-to-day practicality, alongside a ground floor cloakroom.

To the first floor are four well-proportioned bedrooms - two of which are generous doubles and all bedrooms are served by the family bathroom. The principal and main guest bedroom both enjoy pleasing views across the playing fields, with the front bedroom having favourable views over the close and countryside beyond.



The rear garden is a genuine asset and a credit to its current custodians. A well-tended and mature space, it comprises a level lawn framed by established borders planted with a thoughtful variety of shrubs, perennials and seasonal colour, alongside a productive greenhouse for the keen gardener. A paved patio area immediately adjoining the house provides an inviting space for outdoor dining and entertaining. Most notably, a private rear access gate opens directly onto the adjacent playing fields - affording an extraordinary sense of openness and a seamless connection to the outdoors that is rarely encountered in a village setting of this nature.

West Meon is widely regarded as one of Hampshire's most attractive and sought-after villages, nestled within the beautiful Meon Valley in the heart of the South Downs National Park. It is a village with genuine community spirit and a remarkable range of everyday amenities for a settlement of its size, including a well-regarded Church of England primary school, a traditional butcher, a general store and post office, a welcoming pub and restaurant, and the beautiful medieval church of St John the Evangelist.

For those seeking broader amenities and main line rail connections, the market town of Petersfield lies approximately six miles to the south-east, offering a direct service to London Waterloo. The cathedral city of Winchester is within comfortable reach to the west, whilst Alton lies conveniently to the north. The A272 provides swift and easy road access to all principal surrounding towns.

Families with school-age children are particularly well served, with West Meon Church of England Primary School enjoying an excellent local reputation within the village. For secondary education, West Meon benefits from direct bus routes to two highly regarded local schools - The Petersfield School in Petersfield and Perins School in Alresford - both of which enjoy strong reputations within the county.

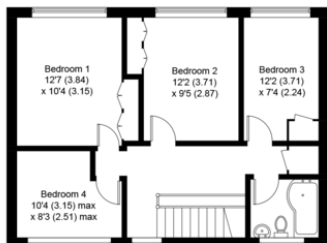


12, Knapps Hard, GU32 1LE

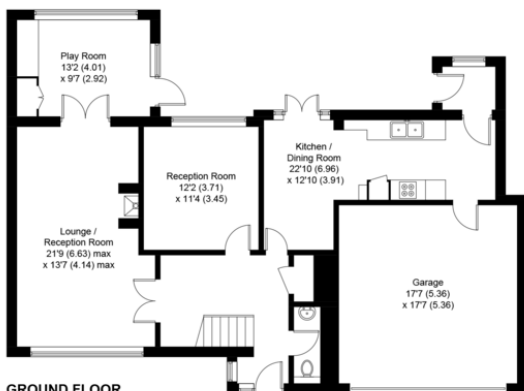
APPROXIMATE GROSS INTERNAL AREA

1978 SQ FT / 183.8 SQ M

(INCLUDING GARAGE)



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. Created by Emzo Marketing (ID1161185)

Produced for Jacobs & Hunt - Petersfield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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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

