



RECTORY COURT, RECTORY LANE, MEONSTOKE

Southampton, Hampshire, SO32 3NF



RECTORY LANE, MEONSTOKE

A beautifully presented former Rectory of considerable charm and character, with impressive gardens and grounds extending to 0.6 acres and a detached two bedroom annexe.



4-6



4-5



2-3

EPC

E

Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

Guide price: £1,850,000



At the heart of the home is an impressive, vaulted kitchen/dining room, flooded with natural light from a roof lantern and featuring bespoke cabinetry, a central island and elegant doors opening directly onto the gardens. The large dining room offers impressive dimensions with high ceilings, making it the perfect room for formal gatherings, and opens into the impressive orangery with striking ceiling lanterns and overlooks the gardens. Adjacent, the well-proportioned drawing room, with a central fireplace and open views over the garden. A further reception room, currently arranged as a snug, a study, a utility room, a wash room with external access, access to the cellar, and a cloakroom complete the ground floor accommodation. On the first floor are four well-proportioned bedrooms, including a spacious principal bedroom. All bedrooms share access to a stylish family bathroom and a separate shower room. A real asset to the property is the detached coach house, offering independent accommodation, including a kitchen, living/dining room, cloakroom, two double bedrooms, and a bathroom. Additional outbuildings include a gym, shed/store and a separate office providing excellent flexibility. The gardens are a true highlight of the property, offering a wonderfully private and mature setting that perfectly complements the character of the house. Expansive lawns are bordered by established trees, flowering shrubs and carefully landscaped planting. A generous stone terrace provides an ideal space for outdoor dining and to the rear, a charming kitchen garden.

Services:

Oil tank

Septic tank

Mains electricity and water



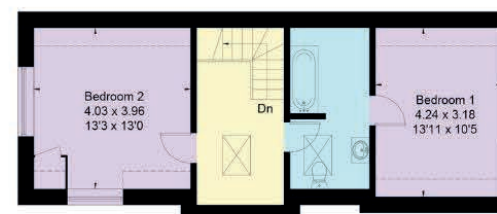


Approximate Floor Area = 281.8 sq m / 3033 sq ft (Including Cellar)
 Outbuildings = 65.9 sq m / 709 sq ft (Including Garages)
 Total = 347.7 sq m / 3742 sq ft



Approximate Floor Area = 90.2 sq m / 971 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 106.4 sq m / 1145 sq ft

Reduced head height below 1.5m



Coach House - First Floor



Coach House - Ground Floor



Property area: 4,887 sq ft (Including outbuildings and annexe)

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. (ID767266)

We would be delighted
to tell you more.

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