



HONEY SUCKLE

West Meon, Petersfield, Hampshire, GU32 1LX

Carter Jonas

HONEY SUCKLE, WEST MEON, PETERSFIELD, HAMPSHIRE, GU32 1LX

- 5 bedrooms
- 2 bathrooms
- Sitting room
- Kitchen / dining room
- Study
- Utility room
- Store
- Driveway and garden

DESCRIPTION

This delightful tile-hung cottage is located in the sought after Meon Valley and offers flexible and surprisingly expansive accommodation. Upon entering the hallway via the front door, a light and airy double aspect sitting room can be found to the right, with fireplace and bespoke built in storage cabinets. To the left of the hallway is the kitchen/dining room with a range of fitted units, double butler sink and oil fired AGA. There is an additional dining area with space for a table and a charming aspect over the front garden. To the rear of the ground floor is a conservatory with tiled floor and double doors to the garden. This area provides access to a study with bay window, utility room and store room. These areas are very flexible and could also be repurposed as games room, gym or other similar uses. To the first floor there are 4 bedrooms and a family bathroom, and on the second floor there is a further bedroom with additional eaves storage and a further bathroom. Externally, the gardens are well presented with a paved sun terrace to the rear, and a large expanse of lawn with flower beds and pathways. There is a driveway with parking for several cars.

A WELL-PROPORTIONED COTTAGE IN THE EVER-POPULAR SOUTH DOWNS VILLAGE OF WEST MEON



LOCATION

Positioned within the South Downs National Park the surrounding countryside is magnificent and offers bridleways and footpaths in abundance. The village itself affords a thriving community with a village store, butchers' shop, school, church and the popular Thomas Lord public house.

The A32 provides excellent access for commuters to Winchester, Petersfield and Alton which in turn have train services to London or direct access onto the A3 or M3 to the capital or to the coast. There is an excellent range of local state and independent schools, including a village primary school, The Petersfield School (TPS), Churchers College, Ditcham Park and Bedales.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Oil fired central heating. Private drainage. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

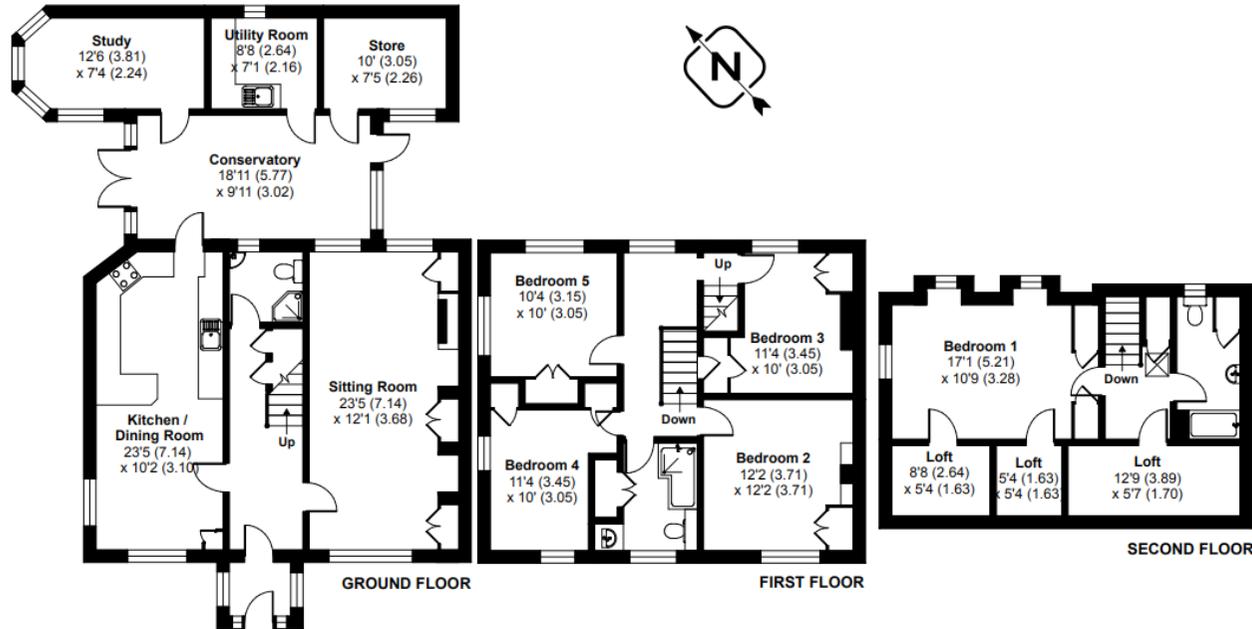
Local Authority: Winchester City Council.

Council Tax: Band F

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



Approximate Area = 2400 sq ft / 222.9 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	35	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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