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West Meon, Petersfield, Hampshire, GU32 1JF



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This charming Grade II listed medieval jetty house, rich in history, has undergone various transformations over the centuries. Originally serving as the Vicarage, it later became the Red Lion public house before its closure in 2011.





- Iconic Grade II listed five-bedroom village house
- Beautiful period features and well-proportioned accommodation
- Ideally situated in the heart of West Meon within The South Downs National Park
- Stunning reception rooms
- Beautiful kitchen with separate large utility room and cloakroom
- Two extensive dry cellars • Four bath/shower rooms, of which two are en-suite
- West facing landscaped garden with sunken terrace
- Private parking - oil central heating

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ACCOMMODATION

This charming Grade II listed medieval jetty house, rich in history, has undergone various transformations over the centuries. Originally serving as the Vicarage, it later became the Red Lion public house before its closure in 2011. Since then, the property has been meticulously renovated, in line with guidance from the necessary governing bodies, into a magnificent, spacious and elegant family home. The west-facing rear garden is a true highlight—completely private, thoughtfully landscaped and featuring a large terrace that serves as a stunning sun trap. The garden is beautifully presented, offering an ideal space for relaxation and entertainment. Upon entering through the front door, you are greeted by an entrance hallway with solid oak flooring, stairs leading to the first-floor landing and an understairs storage cupboard housing the valve for the underfloor heating and electrics. To the left is the principal reception room, featuring solid oak flooring and a large open fireplace, which seamlessly connects to a bright, gloss-white kitchen. The kitchen is equipped with an island unit offering ample storage, two integrated Bosch fan-assisted ovens, an integrated dishwasher, stainless steel sink with a boiling hot water tap, and large timber French doors that open onto the rear terrace. The floor is finished with porcelain tiles. To the right of the hallway is a spacious drawing room with a wood-burning stove and solid oak flooring. Across the hallway from the kitchen, a rear lobby leads to the terrace and garden. This area also connects to a large utility room that houses the oil-fired central heating boiler and washing machine. A separate cloakroom with a porcelain tiled floor is adjacent. A door from the utility room leads to a covered sideway with a corridor that extends to a glazed door, providing additional access to the front of the house and is currently used as an office. Across the corridor is a large cellar with a curved ceiling, doors leading to the front of the property, and a further door leading to a separate, much larger self-contained cellar area.



The first floor is split between two landings and features a large principal suite with floor-to-ceiling built-in wardrobes and a bright, spacious three-piece en-suite shower room. The guest suite boasts a vaulted ceiling with exposed wood beams, a walk-in wardrobe, an en-suite shower room, and a private external door leading to a raised, private terrace with glass screens overlooking the terrace and rear garden below.

Additionally, the first floor includes a beautifully finished family bathroom with a bathtub, twin sinks set onto a stone worktop, two heated towel rails, porcelain tiled floors and walls, and two Velux roof lights. Off the landing, there is a large walk-in airing cupboard with a MegaFlo hot water tank. A further split-level landing leads to the second floor, where two large bedrooms with exposed beams and a three-piece en-suite shower room await.

Externally, the front of the property features a path leading to the front door, bordered by a small retaining brick wall. The west-facing rear garden is a standout feature, completely enclosed and private, with a well-maintained lawn, lovely flowering borders, and wooden panel fencing complemented by a beech hedge for added privacy.

A gate provides access to private parking. Steps lead down from the garden to the terrace area, which is both private and well-planted, incorporating a built-in pizza oven with a Victorian chimney flue. Additionally, a covered area has been created as an outdoor snug room, complete with lighting and power, offering a cosy space for year-round enjoyment.

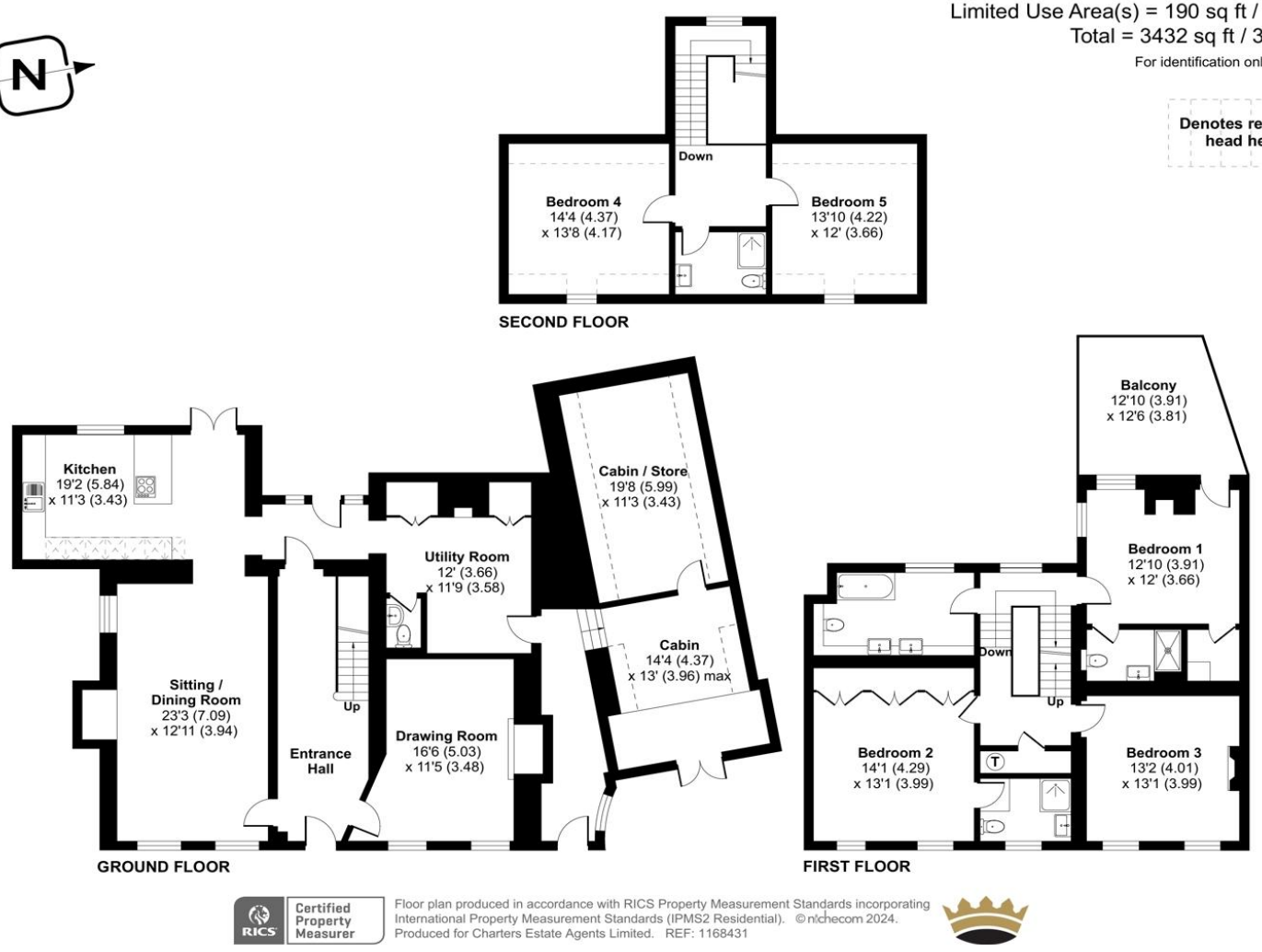






Approximate Area = 3242 sq ft / 301.1 sq m
Limited Use Area(s) = 190 sq ft / 17.6 sq m
Total = 3432 sq ft / 318.7 sq m
For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1168431

Scan the QR code to find out more information about this property.

SITUATION

Located in the heart of West Meon village and offering fantastic commuter access to Petersfield and Winchester, both having direct rail links to London and a wider selection of shops, supermarkets and education. More locally West Meon village offers an array of immediate facilities, including a traditional butcher, doctor's surgery, post office, store and the ever popular 'Thomas Lord' public house. Schooling in the area is highly regarded with a host of independent and state schools within easy reach, including West Meon Nursery and Primary School. The Meon Valley is in the South Downs National Park, an area of outstanding natural beauty, and is famous for its meandering streams and rivers and undulating downland. The area boasts numerous footpaths and walks and links to the South Downs Way. The nearby market town of Alresford, home of the 'Watercress steam railway' offers an array of independent shopping facilities, boutique fashion outlets and convenience stores in addition to a selection of bars, eateries and coffee shops.







LOCAL AUTHORITY
Winchester City Council

Council Tax Band G

ASKING PRICE £1,100,000

TENURE
Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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