Coombe Road, East Meon, Petersfield, Hampshire, GU32

5 4 2

Guide Price: £1,250,000 *Freehold*

An attractive family home towards the edge of the popular village of East Meon.

KEY FEATURES

- Detached family home
- Situated in the ever-popular village of East Meon
- Internal accommodation in excess of 3,150 sq. ft.
- Main bedroom with dressing room and en-suite
- Four further bedrooms
- Four reception rooms
- Kitchen/breakfast room
- Double garage, parking and gardens

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DESCRIPTION

The property is a detached family home with painted rendered elevations under a tiled roof and accommodation over two floors. Believed to date from the late 19th Century, the property oozes charm, character and is being sold with no onward chain. The layout can be seen in the floorplan but of particular note are the extensive reception rooms; perfect for family living and for those having to work from home. On the first floor are five bedrooms and a family bathroom. The main bedroom has its own dressing room and en suite bathroom. Outside, the house is approached through five-bar gates leading to a gravel drive providing ample off-street parking and there's a detached double garage. The gardens are mainly laid to lawn with a variety of mature borders, shrubs and is enclosed by hedging, fencing and a new flint wall. In all, the property lies in a plot of approximately 0.35 of an acre.

DIRECTIONS

From Petersfield, head west on the A272 in the direction of Winchester passing through Stroud. At Langrish turn left signposted to East Meon and the Langrish House Hotel. On entering East Meon turn left into the Church Street opposite the Church and on reaching The George Pub on your right, as the road bends to the left, turn right into The High Street. Pass the village shop on the right and follow the road around to the left into Chapel Street which becomes Coombe Road, passing the village school on your right. Follow the road around a sharp right-hand bend, pass DunNK combe Road on the right and the property is after a short distance on your right-hand side.

LOCATION

The property is in the ever-popular, picturesque village of East Meon where you will find amenities which include a pub, primary school, church and a village store with Post Office. There is an active village hall which hosts monthly cinema showings, (depending on the season), very active gardening and history clubs as well as regular evening events. The surrounding countryside is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding. Nearby, Petersfield provides excellent amenities including a twice weekly market, supermarkets include Waitrose, Tesco and M&S food hall and there are numerous cafes and boutique shops. The train station provides a direct service between Portsmouth (in approximately 30 minutes) and London Waterloo (in a little over 1 hour). The village is home to a variety of active community clubs, including a well-established cricket club with a pitch and clubhouse. Societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park, sailing along the South Coast and residents of the village have access to East Meon Tennis Court. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

ACCOMMODATION

Main bedroom with dressing room and en suite bathroom, four further bedrooms, family bathroom, four reception rooms, kitchen/breakfast room with larder, downstairs cloakroom with WC, conservatory, double garage, parking and gardens.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Painted rendered elevations under a tiled roof.
Services: Mains electricity, water and drainage. Oil fired central heating.
EPC Rating: "E" (45)
Council Tax: East Hampshire District Council. Band: "G"
Service Charge: N/A.
Ground Rent: N/A.
Rights & Easements: None known.
Flooding: During the current vendor's ownership, there has been no internal flooding.
Mobile Signal: EE: Good outdoor. O2 and Vodafone: Variable outdoor. Three: Good outdoor, variable in-home. (Ofcom).
Broadband Availability: Superfast available. (Ofcom).
Parking: Off-street parking and double garage.
Viewings: Strictly by appointment with Winkworth Petersfield.
WHAT3WORDS: ///trophy.divisions.outbid
Ref: AB/260128/1

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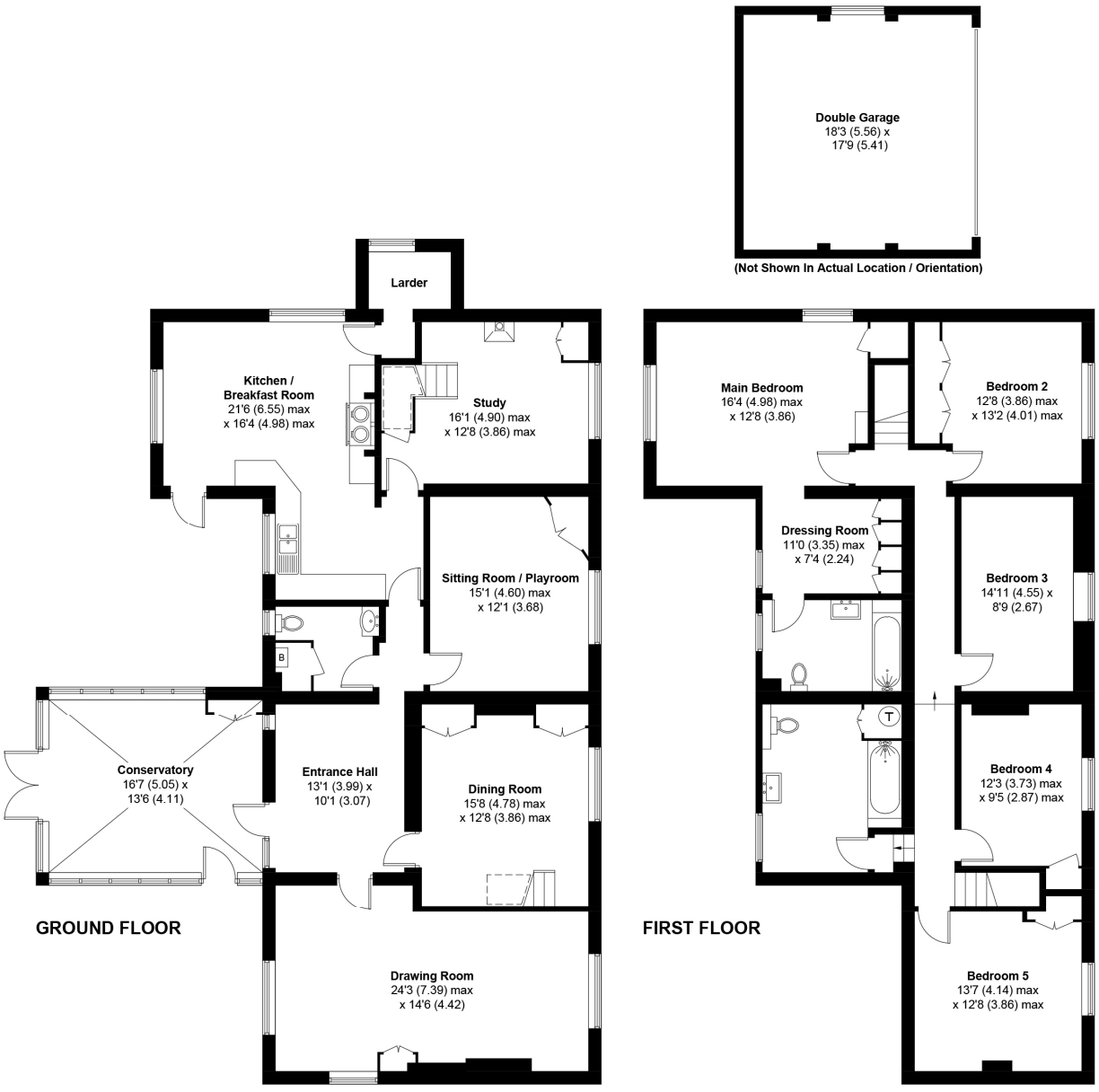
APPROXIMATE GROSS INTERNAL AREA = 3155 SQ FT / 293.1 SQ M
DOUBLE GARAGE = 323 SQ FT / 30 SQ M
TOTAL = 3478 SQ FT / 323.1 SQ M



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 (ID1172029)

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