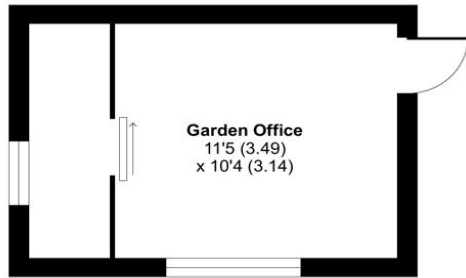




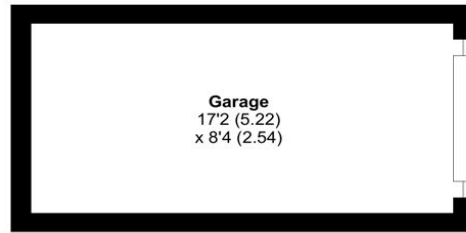


ACCOMMODATION

Set in Meonstoke, one of the most beautiful and sought after villages in The Meon Valley, is this three-bedroom detached home which is beautifully presented, having undergone a recent contemporary refurbishment, which includes the installation of an air source heat pump for added energy efficiency and underfloor heating to the ground floor. Sitting on a mature plot of just over one fifth of an acre, the property offers excellent further potential for extension, subject to any required planning permission. The interior comprises an entrance hall with a cloakroom off, and doorways lead through to the kitchen and living rooms. There are separate dining and sitting rooms which are partially open plan to each other and features quality parquet style flooring with a fireplace to the living area. The kitchen has been smartly modernised with contrasting wall and base storage and a feature brick effect floor. Upstairs are the three bedrooms, the main bedroom enjoys a triple aspect, and all are served by a luxury re-fitted bathroom suite. The property offers a great deal of privacy both front and rear, with a driveway leading up to a detached garage. The rear garden is mainly laid to lawn with a pathway leading through some mature trees and shrubs to a seating/dining area and the superb studio cabin - an ideal office, games room, or ancillary/guest accommodation. Meonstoke is a truly beautiful, quintessential English village with a great pub and The River Meon flowing through it, surrounded by the stunning countryside of The South Downs National Park.

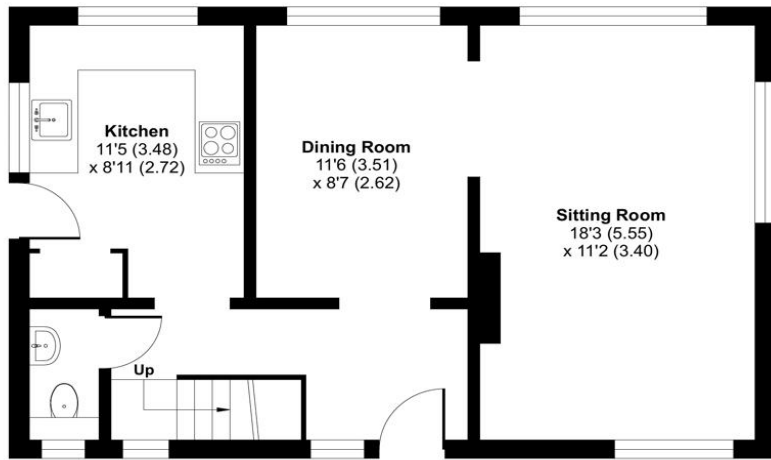


OUTBUILDING

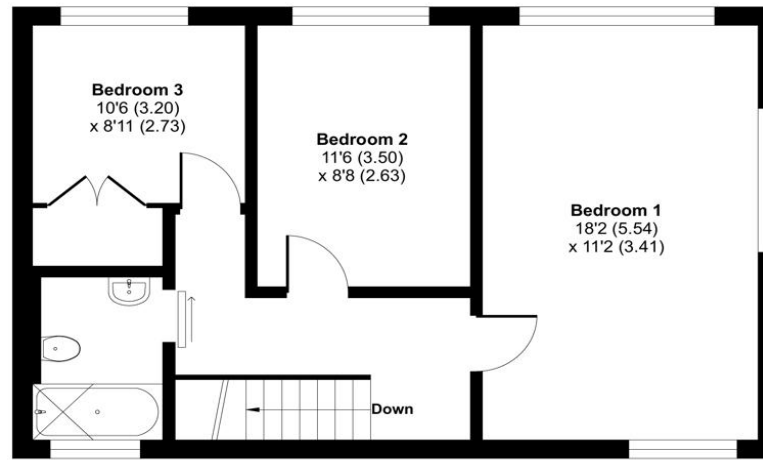


GARAGE

Approximate Area = 1072 sq ft / 99.5 sq m
Garage = 143 sq ft / 13.2 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1369 sq ft / 127 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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



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: 1166465



SITUATION

Meonstoke village has a great sense of community, with its outstanding local schools, village hall, shop / post office and historic churches, there is always something going on. The former Meon Valley Railway is now a 21 mile track suitable for walking, cycling or horse riding and this leads from the village to West Meon in a northerly direction and the village of Wickham to the South, taking historic points along its route. Boasting one of the largest squares in the country, covering almost two acres, the charming village of Wickham combines ancient history, beautiful countryside and miles of walks and cycle rides.

There are excellent equestrian facilities in the area as well as a number of golf courses. For commuters the close proximity of Botley train station with links to London will be of particular note whilst links to the A32, A/M3 and M27 road networks are also easily accessible.



SPECIFICATION

- Beautifully presented three-bedroom detached home
- Picturesque Meonstoke village location
- Set on approx one fifth of an acre plot
- Contemporary interior with the benefit of underfloor heating to the ground floor and air source heat pump
- Superb studio cabin in the garden
- Luxury bathroom
- Detached garage and ample parking
- Excellent potential to extend



LOCAL AUTHORITY

Winchester City Council

Council Tax Band E

ASKING PRICE £800,000

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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