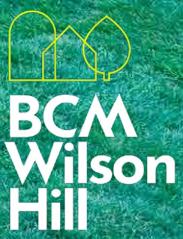




PEEL HOUSE

High Street, West Meon, Hampshire GU32 1LN



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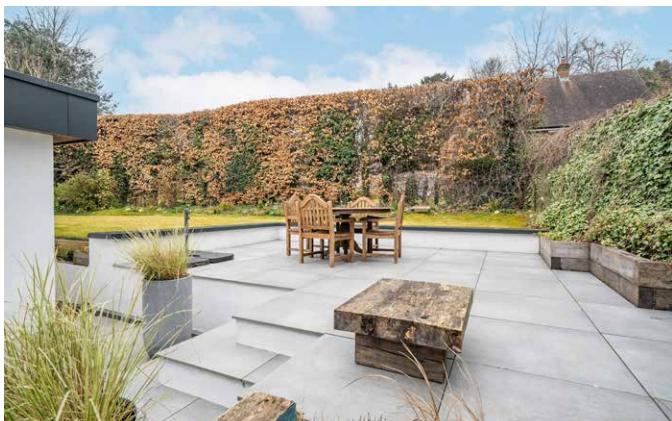
An attractive and stylishly appointed central village house

Accommodation

Spacious Reception Hall with Galleried Landing | Cloakroom | Sitting Room | Dining Room | Family Room / Study | Open Plan Kitchen / Breakfast Room | Store Room | 5 Bedrooms (two with Ensuites) | Family Bathroom | Garage / Workshop | Extensive | Parking | Landscaped Gardens

Petersfield: 8.5 miles | Winchester: 12 miles | Alton 12.5 miles | Portsmouth: 20 miles | Guildford: 32 miles | London Waterloo from Petersfield, Alton or Winchester | Mileages and times approximate





PROPERTY

An attractive and stylishly appointed family house offering spacious, light and flexible accommodation, situated in the heart of the highly desired village of West Meon. The property has undergone a significant upgrade by the current owners, with particular notable features including a very striking, open plan and contemporary designed kitchen/breakfast room with underfloor heating in the kitchen area, glazed roof lantern and bi-folding doors to the outside terrace, three reception rooms, five bedrooms including two double bedroom suites and a generous and very useful garage / workshop.

OUTSIDE

The property is approached via a shingled drive providing parking for several vehicles and access to the garage / workshop. The gardens are attractively landscaped offering principally lawn and mature hedging to the front and stylish and spacious terracing, ideally suited for dining and entertaining purposes with further lawned areas enclosed by mature hedging to the rear.

SITUATION

The property enjoys a convenient, central position in the delightful village of West Meon in the Meon Valley. The village offers many amenities including The Thomas Lord public house, an award-winning village store, butchers, a doctor's surgery, Montessori nursery, primary school and church. More comprehensive shopping and recreational facilities and mainline train stations, with services to London Waterloo in just over an hour, can be found in the nearby larger market towns of Petersfield and Alton, or the city of Winchester. The A3 can be accessed at Petersfield providing good regional links to Guildford and the South Coast. The Meon Valley is part of a gently undulating rural landscape that has remained largely unchanged for hundreds of years in an area of Outstanding Natural Beauty. The property lies within the South Downs National Park and there are numerous opportunities for walking, cycling and other country pursuits within the area.

Approximate Floor Area = 220.1 sq m / 2370 sq ft (Excluding Void)
Garage = 25.8 sq m / 278 sq ft
Total = 245.9 sq m / 2648 sq ft



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, private drainage (septic tank), mains electricity and oil-fired heating.

Broadband availability

Superfast available (Ofcom)

Mobile/Internet Coverage

Good outdoor, variable in home (Ofcom)

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council
01962 840222 www.winchester.gov.uk

Council Tax Band

Band G

EPC Rating

D65

Postcode

GU32 1LN

Directions

From Petersfield/A3 take the A272 (towards Winchester) for approximately 7 miles until reaching the traffic lights on the A32/A272 crossroads. Bear left onto the A32 heading south towards West Meon, taking the first turning left into the High Street (signposted to East Meon), passing the butchers on your right-hand side. Proceed along the High Street a short distance where the entrance will be found on the left-hand side.

What3Words

///backfired.vibrate.cautious

Viewings

By appointment with BCM Wilson Hill only.

Particulars dated November 2025

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Petersfield

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