



Love Lane, West Meon

Offers Over £800,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Love Lane, West Meon

Located at the heart of West Meon, a sought-after pretty village in the Meon Valley, Hampshire and within the South Downs National Park, this detached thatched cottage dates back to 1441 and radiates charm and character with period features that include an abundance of exposed beams, inglenook fireplaces, massive arch braces, bressumer beams, eyebrow dormer windows, wattle and daub panels and a coffin hatch. Sat in an attractive and well-loved landscaped garden which affords a high degree of privacy. This delightful chocolate box cottage provides deceptively spacious and versatile accommodation comprising of four bedrooms, three bathrooms and four reception rooms, plus a fitted kitchen. The property further offers gravel driveway parking that leads to a detached double garage, oil fired central heating and a ground floor cloakroom. The gardens are an excellent feature of the property and are stocked with a wonderful array of mature trees (including apple, greengage, plum and bay trees, and a Tamarisk, Judas and Copper Beech), there is a magnificent yew tree and pretty flowering cherry, rose bushes and a clematis. Various shrub and flower borders, currant and raspberry bushes, also some good examples of topiary. The property is afforded privacy by a flint wall, beech and yew hedging with some fencing. A paved terrace leads by way of steps to the tiered lawns, with a gravelled pathway running along one side of the garden to an upper lawned area offering access to the driveway, with many well stocked flint-defined borders. A twisted hazel is located near the secret garden with circular patio, with a paved walkway leading up through the garden to the driveway. Two outbuildings with power and lighting. Log store. Greenhouse. Vegetable plot. Cold frame. Oil tank. Potting shed. Outside lighting. Outside tap.



Location - West Meon

The village of West Meon sits on the A32 between the south coast and Farnham, in the beautiful Meon Valley within the South Downs National Park. This pretty village is an extremely sought-after location surrounded by beautiful countryside with footpaths and bridleways in abundance, ideal for walking, cycling and horse riding. West Meon has a thriving local community and offers a highly regarded village school, a popular village store and butchers' shop, plus church and the Thomas Lord Public House. There is easy access to the A272 which links to Petersfield and Winchester both with their extensive amenities and train services to London.

Local Authority - Winchester

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LY

01962 840222

Additional Information

Grade II Listed.

Post Code

GU32 1HS

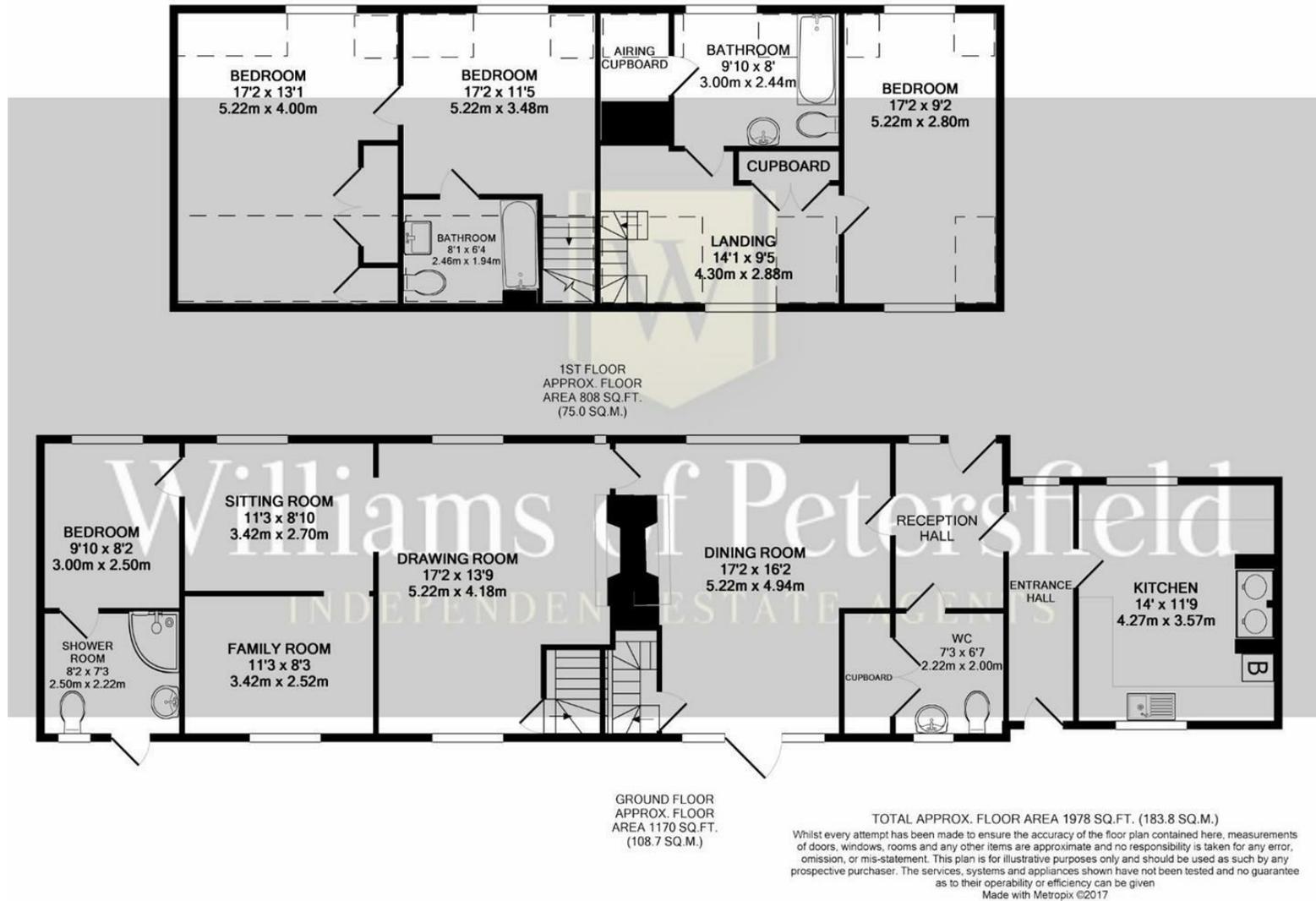
Tenure

Freehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





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