



THE GARDEN HOUSE

Chapel Road, Meonstoke



THE GARDEN HOUSE

MEONSTOKE

A beautiful, recently refurbished and restyled Georgian style, village house with a generous garden. Originally built in the 1990s by renowned local architect Barry Bowhill, the current owners have employed him to improve the house to their own specifications.



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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



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Approached via a gravel drive to a large parking area, the symmetrical façade of the house reflects the Georgian inspiration with sash windows and pedimented front door. From the entrance hall double doors lead to the open-plan kitchen/dining room with French doors to the terrace, and a Thomas Davies shaker style kitchen. There is a generous, double-aspect sitting room with a bay window and open fireplace, and a family room adjacent to the kitchen. Adjoining the eastern end of the house is a wonderful space currently configured for a home study and spacious games room with several double glazed doors to the garden. The remainder of the ground floor accommodation is made up of a utility room, rear hall and cloakroom. On the first floor, the main bedroom features two dressing rooms and an en suite shower room, two further bedrooms and family bathroom. On the second floor are two double bedrooms and a family shower room.











OUTSIDE AND LOCATION

Outside, the stone terrace immediately to the rear of the house leads to a lawn with well-stocked and mature shrubs and trees to provide year-round interest and privacy. To the south-east of the generous garden is a swimming pool with a raised wooden deck and surround.

The property is located in the picturesque village of Meonstoke, a delightful village on the east bank of the Meon Valley within the South Downs National Park. Meonstoke is known for its charming rural character, a historic Norman church (St. Andrew's), scenic countryside ideal for walking and cycling, a wonderful community through local events and its welcoming village pub, Meonstoke C Of E School and a Post Office & Village shop. More extensive facilities can be found in the market towns of Bishops Waltham and Petersfield and the Cathedral city of Winchester. There are direct trains to London Waterloo from Petersfield and Winchester from 58 minutes. Catchment area schools are Meonstoke C of E School, Droxford Junior School and Swanmore College. Excellent independent schools in the area include Bedales, Churcher's College, Twyford, Winchester College, St Swithun's and Ditcham Park School. (Times and distances are approximate).

NB: Fireplaces and woodburners specifically not included. Replacements can be negotiated separately..

Services: oil fired central heating, private drainage (septic tank), mains electricity, mains water.

What3Words: //daylight.portfolio.throwaway

Post Code: SO32 3NJ

EV charging point



The Garden House

Approximate Gross Internal Area

Total = 3688 Sq Ft / 342.66 Sq M

Includes areas with restricted room height.



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. (ID767266)



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