



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.



5



3



3

EPC

D

Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



THE GARDEN HOUSE MEONSTOKE

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](https://www.what3words.com/#!/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)



Lottie Lambert

01962 677246

lottie.lambert@knightfrank.com

Jon Lacey

01962 677242

jonathan.lacey@knightfrank.com

Knight Frank Winchester

14-15 Jewry Street

Winchester SO23 8RZ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated September 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

