



## PEEL HOUSE

High Street, West Meon, Petersfield, Hampshire, GU32 1LN

Carter Jonas



## PEEL HOUSE, HIGH STREET, WEST MEON, PETERSFIELD, HAMPSHIRE, GU32 1LN

5 Bedrooms • 3 Receptions • Garage/Workshop • Bike/  
Cycle Store • High specification kitchen • Extensive  
parking for multiple vehicles • South Downs National  
Park

### DESCRIPTION

Approached by a gravel driveway, the symmetry is noticeable. Steps lead up to the entrance door, which opens to the reception hall. From here, stairs rise to the first-floor gallery, with doors leading to the office, sitting room, and glazed doors opening to the newly created kitchen/dining/family room.

The kitchen is centrally located, forming the true “heart” of the home, with bifold doors opening onto the rear terraces. It is fitted with wall, base, and drawer units, a hot water tap. Modern integrated appliances, and a large central island beneath an overhead lantern roof, allowing for an abundance of natural light. This space has underfloor heating, and seamlessly opens into the dining area which features a further set of bifold doors leading to the terrace.

The sitting room is a dual-aspect space with windows to the front and bi-folds to the rear, centred around a fire place. The property also includes a cloakroom, a utility/boot room, and a bike/cycle store – accessed by an internal door.

On the first floor, the galleried landing overlooks the reception hall and leads to five bedrooms and a family bathroom. Bedroom 1 benefits from an ensuite bathroom, while Bedroom 2 has an ensuite shower room.

The renovations extend beyond the house, transforming the outdoor spaces into a blend of terraces, lawns, and planted borders, all fully enclosed by mature hedges.

**THE PROPERTY HAS BEEN SIGNIFICANTLY MODERNISED AND EXTENDED BY THE CURRENT OWNERS, TO CREATE A FANTASTIC MODERN FAMILY HOME WHILST RETAINING CHARACTER AND CHARM**





As part of the improvements, the property now features a smart integrated lighting and security camera system, electric roller doors for both the garage and workshop, and a newly installed boiler.

#### LOCATION

Positioned within the South Downs National Park the surrounding countryside is magnificent and offers bridleways and footpaths in abundance. Peel House is located in the High Street of West Meon, within easy reach of local amenities including the doctors surgery, village shop/café and public house, whilst less than ¼ mile from the village church and school.

The A32 provides excellent access for commuters to Winchester, Petersfield and Alton which in turn have train services to London or direct access onto the A3 or M3 to the capital or to the coast. There is an excellent range of local state and independent schools, including the village primary school, The Petersfield School (TPS), Churchers College, Ditcham Park and Bedales.

#### ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity and water. Septic tank. Oil central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Local Authority:** Winchester City Council..

**Council Tax:** Band G.

**Viewings:** Strictly by appointment with Carter Jonas.



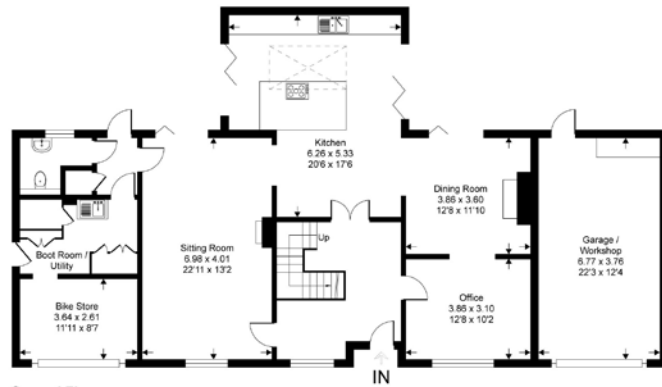


## High Street, GU32

Approximate Gross Internal Area = 220.1 sq m / 2370 sq ft (excludes void)

Approximate Garage Internal Area = 25.8 sq m / 278 sq ft

Approximate Total Internal Area = 245.9 sq m / 2648 sq ft



Ground Floor



First Floor

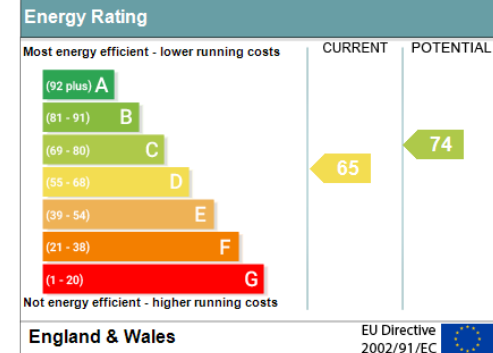
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Produced for Carter Jonas



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