



Drayton Cottage, East Meon, Petersfield, Hampshire



# Drayton Cottage

## East Meon, Hampshire, GU32 1PW

An exceptionally positioned house set amongst the backdrop of The South Downs National Park

Petersfield 5.9 miles (mainline railway to London Waterloo from 65 mins), Winchester 14.3 miles

Hallway | Drawing room | Dining room | Snug  
Study | Conservatory | Kitchen/breakfast room  
Utility | Cloakroom | Principal bedroom with  
ensuite bathroom | 3 Further bedrooms | Family  
bathroom | Double garage | Workshop  
Gardens | EPC Rating F

### The property

This substantially remodelled and extended house occupies the most exceptional setting nestled in the undulating countryside of the Meon Valley between East and West Meon. The topography of the upper garden is such that various vantage points allow different vistas across this beautiful landscape and many of these can be enjoyed from inside the house. The River Meon meanders past the house and livestock occasionally roam in nearby fields.

On entering a stone floor and exposed wall of brick and flint give an immediate sense of provenance. An appealing and generously proportioned drawing room opens directly onto a terrace that then leads to the back garden which rises up to deliver these spectacular views mentioned earlier. An open fire gives this room an appealing focal point. A dining room, with views east across the River Meon provides further entertaining space and less formal times can be spent in either the snug/sitting room or conservatory. Both the dining room and snug have a wood burner. The kitchen/breakfast room has a 'morning sun' orientation towards the River Meon and benefits from a good range of cabinets and there is a separate

utility room from it. There is also a study. A solid oak staircase rises past a large, arched window from which one can see the rising fields to the west. The principal bedroom has an exposed brick chimney breast as a feature and a bathroom that has some of the best views from any bathroom anywhere! The fourth bedroom is accessible from the principal bedroom as well as from the landing. Two further double bedrooms, all with lovely countryside aspects are served by a family bathroom.

### Outside

The gardens both to the south and north provide great interest with an array of mature shrubs, imaginative hard landscaping and tree specimens all contributing to this magical environment.

To the south of the house, a level lawn provides an ideal area for children to play and there is a summer house. Well established boundaries ensure a good degree of privacy but maintaining the views.

A double garage and workshop, with a pitched roof, complements the additional off street parking.

### Location

Charming East Meon has two pubs and a village store/post office. West Meon also has a village shop/post office, a Doctor's surgery, butcher and the Thomas Lord gastro pub. Petersfield is 6 miles away and facilities including a station connecting to London Waterloo in 65 minutes. The A3 on the edge of the town provides access to London and the south coast.

The surrounding countryside is very popular for walking and nearby The Queen Elizabeth Country Park offers woodland and downland. Independent schools nearby include Bedales, Churchers, Winchester College and St Swithun's and C of E primary schools in East and West Meon feed into The Petersfield School at secondary level. The renowned Peter Symonds Sixth Form College is in Winchester.











### Directions

From Winchester take the A272 for about 15 miles and at the West Meon Hut crossroads turn right on to the A32 towards West Meon. When reaching West Meon village, turn left on to West Meon Road (The Hyde) towards East Meon. Continue along this road, for about 2 miles and the house will be found on the right hand side opposite some white railings.

### General

**Local Authority:** East Hampshire  
**Services:** Mains water and electricity, private drainage. LPG fired central heating. We understand that compliance for the private drainage has not yet been established. Further information is available on request.

**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,295,000

### Winchester

6 Jewry Street, Winchester SO23 8RZ

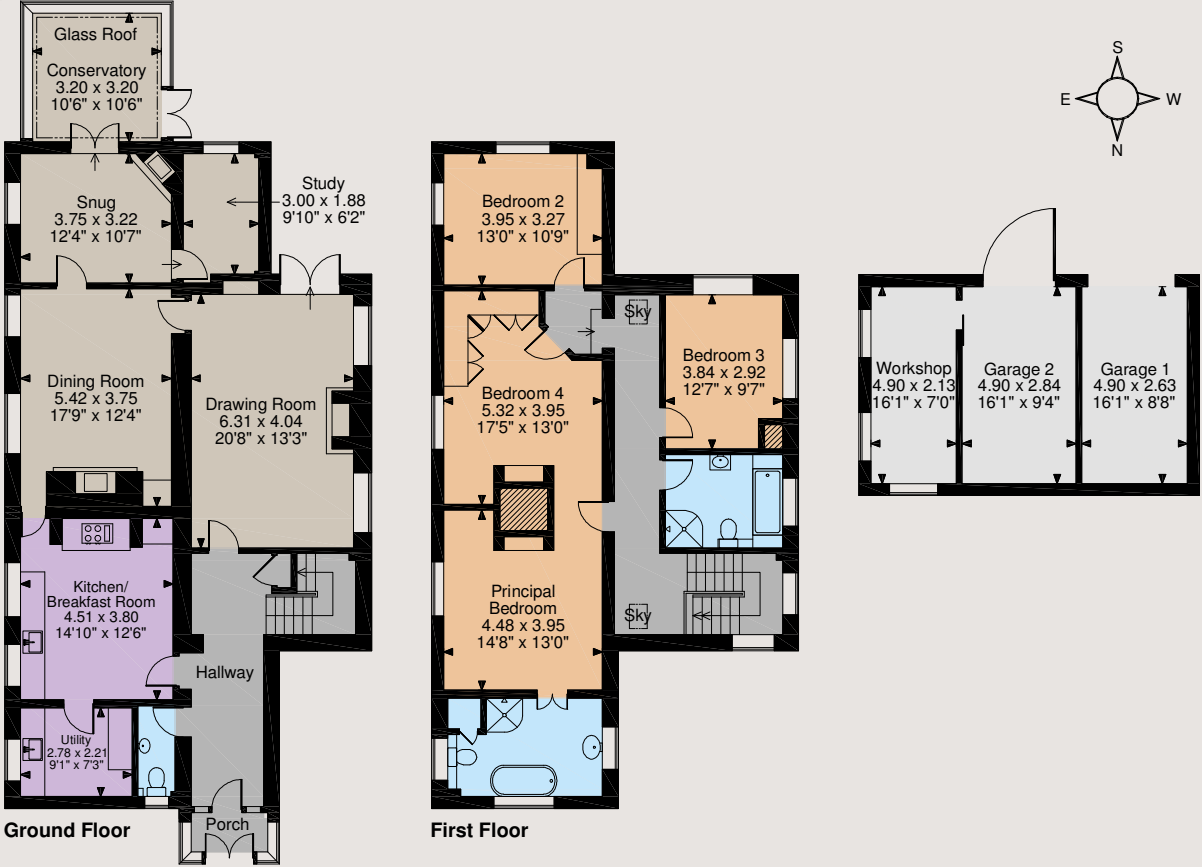
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Floorplans  
 House internal area 2,433 sq ft (226 sq m)  
 Garages & Workshop internal area 416 sq ft (39 sq m)  
 Total internal area 2,849 sq ft (265 sq m)  
 For identification purposes only.



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