



Brentwood House, West Meon, Petersfield

STRUTT&PARKER
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Brentwood House, West Meon, Hampshire GU32 1JS

An exceptionally well-constructed 'country home' with seven bedrooms, five of which have en-suite facilities, located amid approximately 15 acres of glorious rural landscapes which includes formal gardens, paddocks and private woodland, in the Meon Valley.

Petersfield Station 7.5 miles, Winchester Station 12.5 miles and Heathrow Airport 58.6 miles

Reception Hall | Drawing room | Dining room
Conservatory | Kitchen/breakfast/family room
Cinema room | Games room | Party room | Gym
Utility room | Two cloakrooms

Principal bedroom with dressing room and en-suite bathroom | 4 Bedrooms with en-suite bath/shower rooms | 2 Further bedrooms
Shower room | Study

Swimming pool | Triple Garage | Further garages and tractor shed | Stables | Summer house
Gardens | Paddocks | Manège | About 8 acres of woodland | In all about 15.7 acres | EPC rating C

Brentwood House

Set well back from the road and approached along a tarmacadam driveway bordered by neatly planted trees and 'post and rail' fencing, there is an immediate sense of privacy on arrival. On entering, one is welcomed by a generously proportioned reception hall with its central ash stairwell. Striking ash and walnut inlay doors introduce the elegant triple aspect drawing room with the focal point of a large open fireplace and enjoying views across the side and front gardens, the dining room and the exceptional kitchen/family room which is the hub of the house.

The kitchen, with Travertine flooring, features bespoke cabinetry designed with practicality and function in mind. The maple and walnut combination, together with the Brazilian granite work surfaces, work in harmony to provide a compelling environment in which to cater, entertain and enjoy family get-togethers. From here there is access to a substantial conservatory which interacts strongly with the paved terraces, and beyond the garden and woodland. The dining room is located at the back of the house providing more formal entertaining space.

From the reception hall the ash stairway descends to a games room ideal for children and adults alike and in addition there is a cinema room pre-wired for full surround sound, projector and large screen. In addition, there is a party room with bar, a gymnasium and a large store room that also houses the heating equipment for the house.

Rising to the first floor, a large bright and airy landing offers far reaching views from three separate windows across the front lawns. The principal bedroom suite is of impressive proportions and features a box bay window and double doors onto a balcony. The en-suite bathroom comprises a double walk in shower, bath and vanity unit housing twin basins. The large walk-in dressing room has a window and is fully fitted with extensive hanging and shelving. There are four further double bedroom suites on this first floor, each fitted with wardrobes and enjoying views over the grounds.

On the second floor, another large landing area provides access to two further double bedrooms, each with Velux windows, a shower room and a large store room designed to offer a more convenient storage solution than a conventional loft area.





Outside

A five bar gate access, with brick pillar supports, opens onto a driveway where the road separates offering access to the equestrian area or up to the main house. The equestrian area comprises 6 stables, tack room, manège, (which is now in need of updating) double store room with office or residential potential above (subject to relevant planning consents), further hay barn, attached store, and static home with its own water and electricity supply. The enclosed courtyard also has five bar gated access to paddocks.

Continuing from the roundabout, along a pleasant tree lined driveway arrives at the block paved hardstanding in front of the house and access to the triple garage.

The formal garden has both soft landscaping with manicured lawns edged with mature shrub borders and hard landscaping in the form of sandstone patio areas, matched with

symmetrical steps leading to additional paved areas and the outdoor heated swimming pool. Hidden to the southern boundary, there are various sheds and greenhouses and a track offering easy access for garden machinery. Two sets of double gates sit within a deer proof fence and lead into approximately 8 acres of charming, private woodland with many species of trees, meandering pathways and tracks that would offer children hours of 'hide and seek', cycling and numerous other adventures.

Location

The property is situated on the edge of the lovely Hampshire village of West Meon with an excellent range of local amenities including a village shop, butcher, doctor's surgery, Montessori nursery, excellent primary school (feeding into The Petersfield School), church and well regarded pub, The Thomas Lord.

More comprehensive amenities can be found in the nearby city of Winchester or the market

town of Petersfield, both with mainline stations to London Waterloo (from 58 minutes and 66 minutes respectively).

The A32 links to the A272 which in turn connects to the A3 giving access to London, the South Coast and the west country.

Independent schools include, Bedales, Churchers College, Alton College, Twyford, St Swithuns, and Winchester College. At 6th form level there is the renowned Peter Symonds 6th Form College in Winchester.

Directions

From the A3 at Petersfield take the A272 towards Winchester. Continue along this road for about 6.2 miles. At the crossroads continue ahead on the A272 and the property will be found on the left hand side after about 0.6 miles.

From the M3 take junction 9 and take the A272 towards Alton/Petersfield. At the roundabout take the 1st exit towards Alton/Petersfield.

At the next roundabout take the 4th exit and then immediately left onto the A272 towards Petersfield. Continue on this road for about 8.9 miles where the property is located on the right hand side.

General

Local Authority: Winchester City Council

Services: Ground source heating, LPG, private drainage,(mains electricity, mains water and additional private supply. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band H

Tenure: Freehold

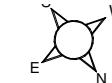
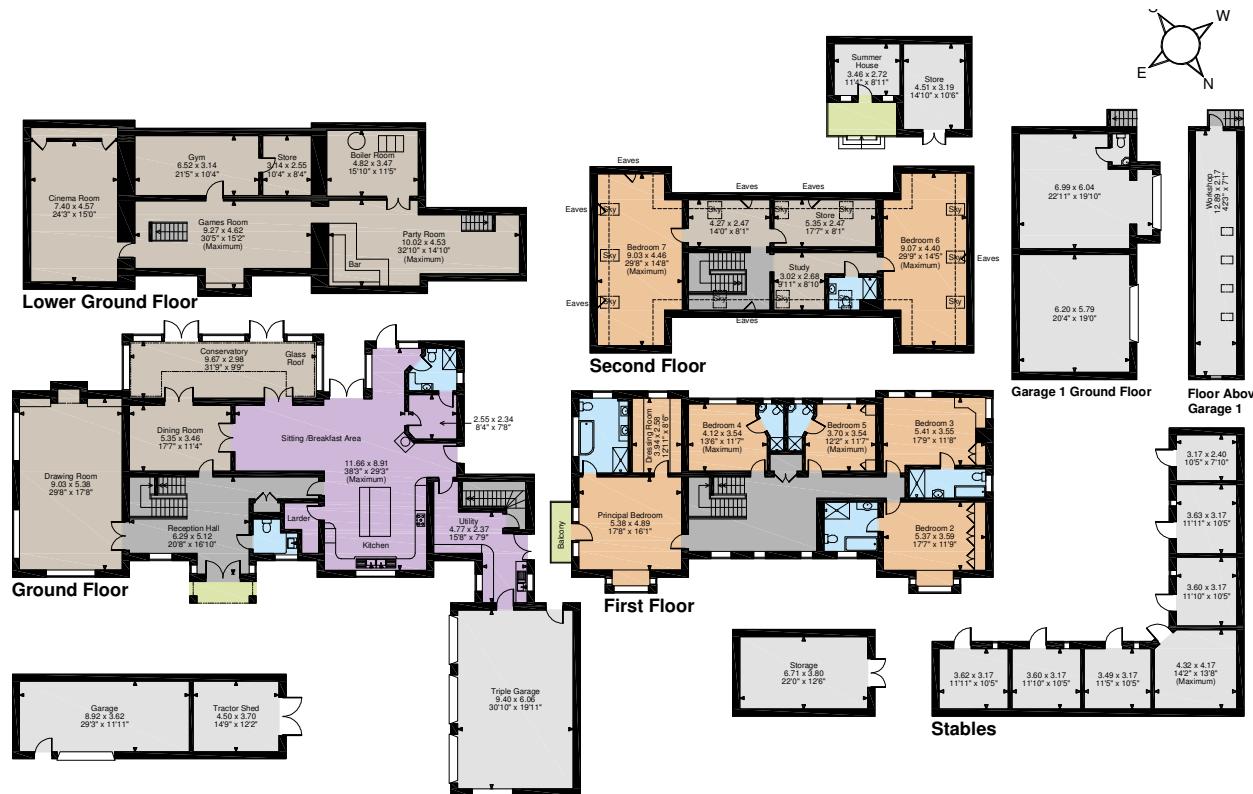
Guide price: £3,500,000







Brentwood House, West Meon, Petersfield
 Main House internal area 7,661 sq ft (712 sq m)
 Garages internal area 2,096 sq ft (195 sq m)
 Outbuildings internal area 715 sq ft (66 sq m)
 Stables internal area 923 sq ft (86 sq m)
 Balcony external area = 37 sq ft (3 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□—□—□ Denotes restricted head height

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Winchester

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