



Mylor Cottage

Chapel Road, Meonstoke, Hampshire

Modern village home, with spacious accommodation and views across paddocks and farmland.

Mylor Cottage is a delightful modern home in the popular village of Meonstoke. The property offers versatile accommodation over two floors, with the benefit of excellent parking and an enclosed garden.



3 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



SINGLE GARAGE



SOUTH FACING GARDEN



FREEHOLD



MEONSTOKE



2235 SQ FT



**GUIDE PRICE
£950,000**



The property

Mylor Cottage is in a peaceful position within the heart of Meonstoke, a pretty village on the edge of the South Downs National Park. There are fields to the rear offering clear views across paddocks towards the village. The home offers well proportioned accommodation and offers the opportunity to update and decorate where needed,

The ground floor is accessed via a useful covered porch with storage for coats and shoes, as well as an internal hallway with further storage and doors leading to the main reception rooms. The dual aspect sitting room with cosy window seat has a Jetmaster fire with ornamental surround as the focal point of this lovely room, the large bay window overlooking the garden is a special feature.

The hallway also leads to the open plan living room with French doors opening onto the garden, the kitchen is well proportioned with a variety of cupboards and storage, as well as a utility area with a separate basin and further storage.

To complete the ground floor, there is a bright formal dining room with French doors, bespoke cupboards and shelves overlooking fields to the rear. There is also a fourth bedroom / study and shower room which make useful additional accommodation or handy for working from home.

The first floor has three good sized bedrooms, the principal bedroom has a wall of excellent cupboards with shelves and hanging space as well as an en-suite shower room. Bedrooms two and three both have built in storage and access to the main bathroom.

Outside

The home is approached via a five bar gate and enclosed to the front by mature shrubs and hedging. The driveway offers parking for a number of cars as well as a turning circle in front of the single garage with barn style doors. The garden is mainly to the front of the house making the most of this south facing elevation, although ornamental borders and a pretty planted path lead around the rear of the property.



Location

The popular village of Meonstoke lies in the beautiful countryside of the South Downs National Park and has a shop, church, public house and well-regarded village primary school and is within easy reach of the cathedral city of Winchester which lies to the north and the market town of Petersfield to the east, both with mainline railway stations to London, Waterloo in about one hour.

There is easy road access to Wickham, Bishops Waltham and the south coast links to the M27 beyond Wickham, and to the north connecting with the A272 which runs between Petersfield and Winchester, connecting to the A3 and M3.

The surrounding countryside is unspoilt incorporating Old Winchester Hill and Beacon Hill. There are many footpaths, bridleways, walks and miles of cycling along the many rural lanes and the disused Meon Valley railway.

Education in the area is excellent for both state and private schools. The village itself has a primary school, Meonstoke Church of England School and within easy reach are the independent schools of Twyford, Pilgrims, Prince's Mead, St Swithuns, Winchester College, Bedales and Churchers. The state education in and around Winchester has an excellent reputation from primary level to Peter Symonds Sixth Form College.



Distances

- Winchester 12 Miles
- Bishops Waltham 5 Miles
- Southampton 16 Miles

Nearby Stations

- Winchester 13 Miles
- Petersfield 12 Miles
- Alton 18 Miles

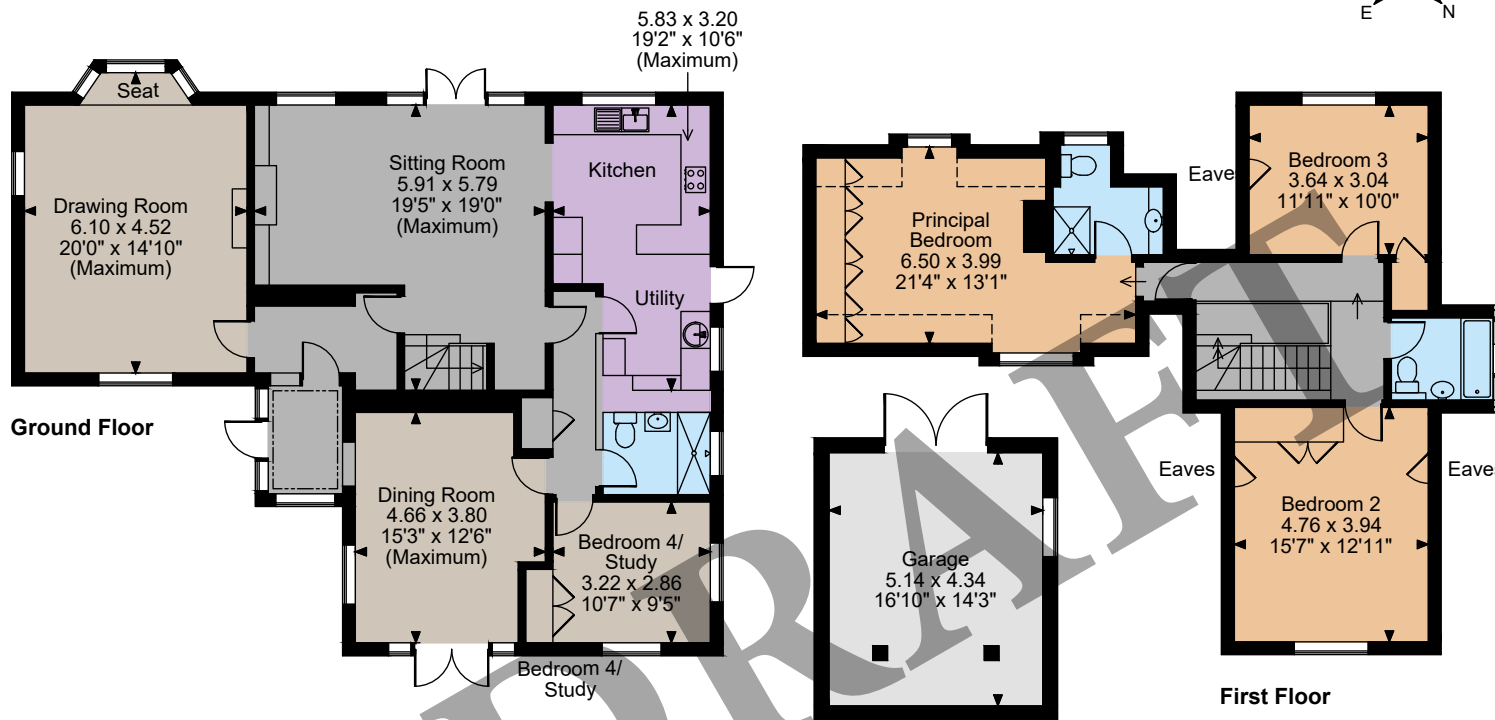
Key Locations

- Southampton Airport 8 Miles
- London 70 Miles
- Gatwick Airport 50 Miles

Nearby Schools

- Meonstoke CofE Primary School
- Twyford Independent School
- St. Swithuns, Winchester
- Bedales, Petersfield





The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8629703/JLW

Floorplans
 House internal area 1,995 sq ft (185 sq m)
 For identification purposes only.

Directions
 Post Code: SO32 3NH
 What3Words:///pupils.stages.quicksand

General
 Local Authority: Winchester City Council

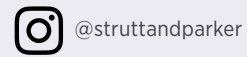
Services: Mains electricity and water, private drainage, oil fired central heating, LPG.

We understand that compliance for the private drainage has not yet been established. Further information is being sought.

Broadband: 67Mb
 Council Tax: Band G
 EPC Rating: G

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Winchester
 6 Jewry Street, Winchester SO23 8RZ
01962 869999
 winchester@struttandparker.com
 struttandparker.com



For the finer things in property.

