



At home in West Meon

Brentwood House, Petersfield Road

WEST MEON, PETERSFIELD, GU32 1JS

Guide Price £3,500,000

- Substantial 7 bedroom detached home
- More than 15 acres of paddocks, garden & woodland
- Equestrian facilities including 6 stables, tack room & ménage.
- Swimming pool
- Gym
- Cinema
- Triple garage

Nestled amidst 15 acres of glorious Hampshire countryside including paddocks, landscaped gardens and your own private woodland, this distinguished 7 bedroom property offers spacious and luxurious living accommodation. The property is approached via a meticulously maintained driveway, flanked by gracefully planted trees and classic 'post and rail' fencing, immediately evokes a sense of seclusion and tranquillity.

Upon stepping into the spacious reception hall, one is greeted by an atmosphere of refined luxury, accentuated by the central ash stairwell and the presence of striking ash and walnut inlay doors. These doors beckon guests into the elegant triple aspect drawing room, where a large open fireplace serves as the focal point, commanding attention while offering picturesque views of the meticulously landscaped gardens.

The heart of the home lies within the exceptional kitchen/family room, where practicality seamlessly merges with sophistication. With its Travertine flooring and bespoke cabinetry crafted from maple and walnut, complemented by Brazilian granite work surfaces, this culinary haven provides an inviting space for both intimate gatherings and lively family occasions. Beyond lies a substantial conservatory, forming a connection with the outdoor terraces and the expanse of garden and woodland.





Descending from the reception hall, a realm of entertainment awaits, with a games room, cinema room, and a party room complete with a bar, catering to the diverse leisure preferences of both children and adults alike. A gymnasium and a spacious store room further enhance the property's appeal, offering practical amenities within the confines of luxury.

Ascending to the first floor via a bright and airy landing, one is treated to sweeping vistas across the front lawns from three separate windows. The principal bedroom suite boasts a box bay window and double doors leading to a private balcony. The accompanying en-suite bathroom features a double walk-in shower, bath, and a vanity unit with twin basins. Additional double bedroom suites, each adorned with fitted wardrobes, provide comfort and serenity, accompanied by views of the surrounding grounds. The second floor unveils two more double bedrooms, a shower room, and a generous store room, offering convenience and versatility in equal measure.

Baring left from the main entrance, a separate driveway grants access to the equestrian area, comprising stables, a tack room, and a manège, storage unit and a barn with potential (subject to gaining the necessary planning consent). Baring right from the main entrance a picturesque tree-lined driveway leads to the triple garage and the meticulously landscaped formal garden, complete with sandstone patio areas and an outdoor heated swimming pool, providing an oasis of relaxation and recreation.



Tucked away to the southern boundary lies a verdant woodland expanse, spanning approximately 8 acres, offering endless opportunities for exploration and adventure amidst its meandering pathways and diverse flora. With its harmonious blend of natural beauty and refined elegance, this property stands as a testament to luxurious country living at its finest.

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

SERVICES

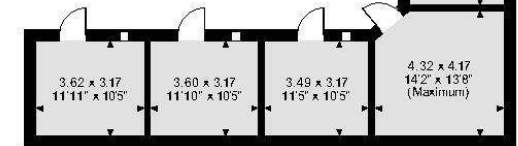
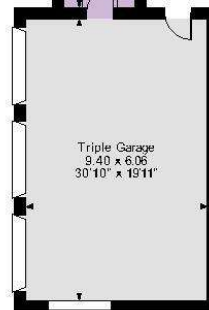
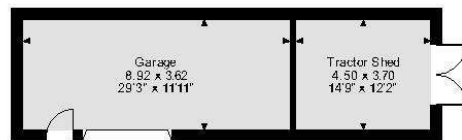
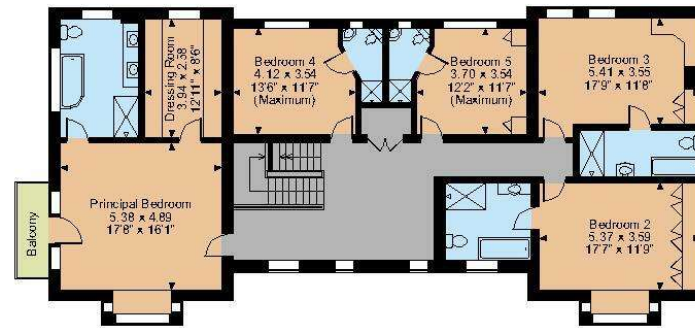
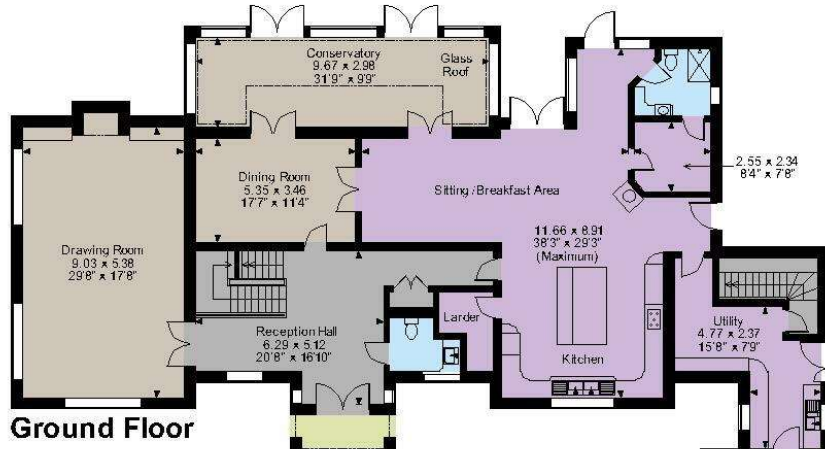
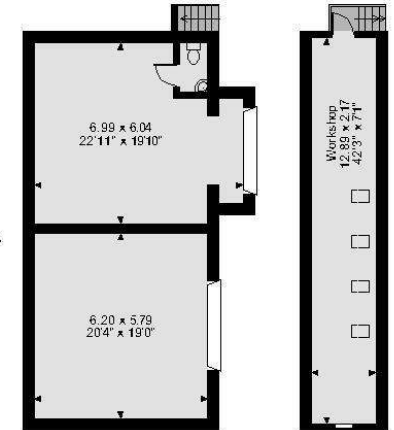
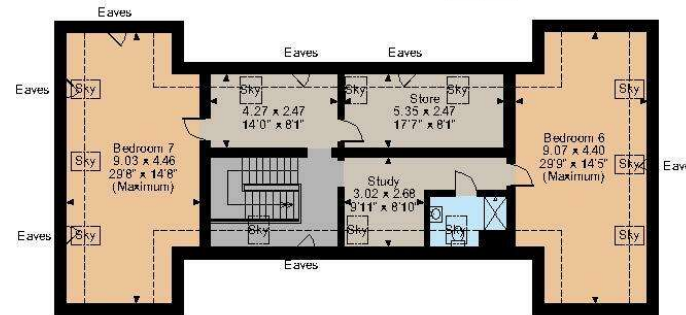
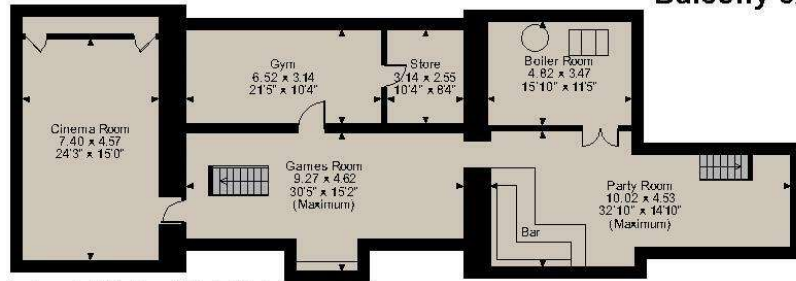
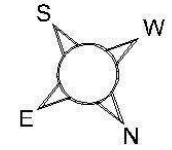
Mains electricity, Heating is run by a ground source pump, a wood burner and underfloor heating. Private water and drainage.

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: H



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)



Stables

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Driving along the A272 from Alresford, the property is located on your righthand side approximately 1 mile from the Meon Hut Service Station.

///What3words location ref: trunk.majoring.labels

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

