

# CHAPEL HOUSE

Chapel Road, Meonstoke, SO32 3NU

Asking Price £899,950

WELLER  
PATRICK



## PROPERTY FEATURES

Spacious and well presented, three bedroom property in the highly sought after Meon Valley village of Meonstoke

Entrance hall ● Sitting room ● Kitchen/breakfast room ● Orangery ● Utility ● Cloakroom ● Cinema Room (unfinished)  
Master Bedroom ● Family bathroom ● Two further Bedrooms ● Driveway with ample parking ● Garage ● Attractive Garden ● Viewing highly recommended

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## DESCRIPTION

Nestled in the desirable village of Meonstoke, within the picturesque South Downs National Park, lies this charming detached property boasting a beautiful garden and spacious living space over three floors. Inside, the house offers ample accommodation, with standout features including a stunning orangery with underfloor heating and doors that open onto a delightful garden view. The kitchen is fabulous and the utility room is generously sized. The spacious sitting room features an inviting open fire. Descending the stairs, you'll find a potential cinema/family room and a versatile studio or den. Upstairs, there are three well-proportioned bedrooms and a bathroom. In total the property has 1926 sq. ft of living space.

Approaching the property, you'll find a gravel driveway providing parking space and leading to the garage and side access. Steps lead up to a verandah porch, offering a pleasant elevated view.

The rear garden is surprisingly spacious, featuring a large paved patio with hot tub. We are advised the hot tub will remain (hot tub not tested), smaller area of patio for BBQ, areas of lawn, a summer house, two sheds and well-established borders adorned with shrubs, plants, and mature trees.

Meonstoke village is a true gem, with its traditional high street and proximity to both the river Meon and the Meon Valley bridle path. The local community is vibrant, with amenities such as the Bucks Head pub, village hall, infant school, a well-regarded store in nearby Corhampton, a recreation ground, tennis court, and a church.

Additionally, the former Meon Valley Railway is easily accessible, offering opportunities for walking, cycling, or horse-riding, leading towards West Meon in the north and the village of Wickham in the south.

For those seeking further amenities, the country town of Bishop's Waltham, the village of Wickham, and the coastal centres of Petersfield, Winchester, Southampton, and Fareham are all easily reachable by road. Mainline rail services can be accessed from Petersfield or Winchester.

Early viewing of this exceptional property is highly recommended.

## DIRECTIONS

On entering the village of Meonstoke from Corhampton and the A32 proceed past The Bucks head Pub bearing right along the High Street. Continue on the High Street to the end and follow the road to the left and the property can be found on the right hand side.



## LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council Tax band G

Mains electricity, oil fired central heating, private drainage.

## VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

Particulars amended 31st October 2023

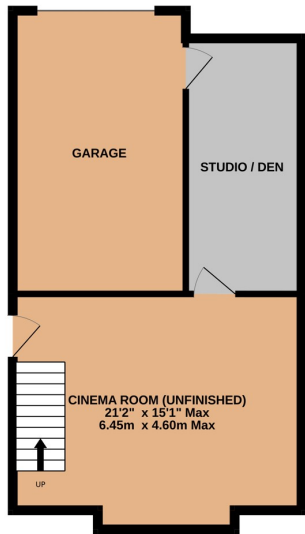




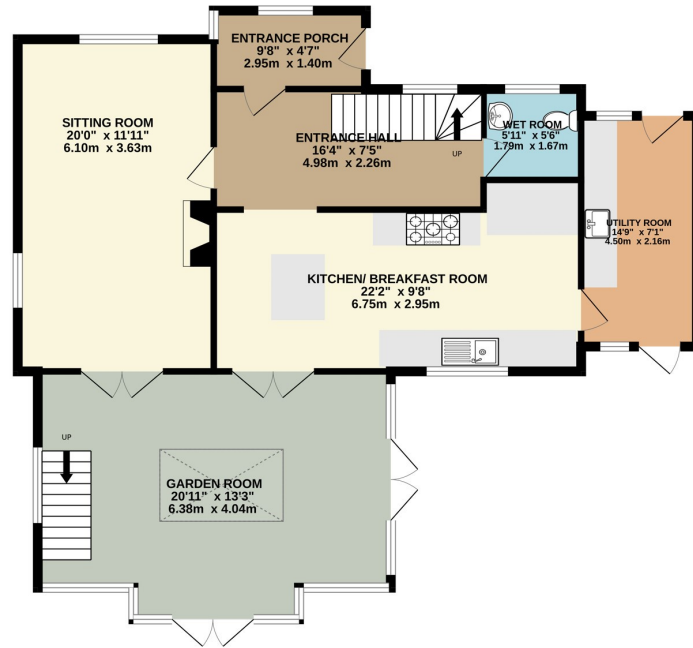
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 SO32 3NJ



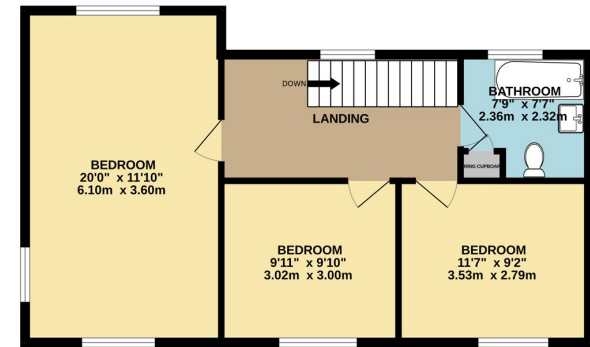
BASEMENT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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