



COURT HOUSE

WEST MEON • PETERSFIELD • HAMPSHIRE • GU32 1JG





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AN OUTSTANDING GRADE II* LISTED COUNTRY HOUSE, ON THE EDGE OF A VILLAGE IN THE
HEART OF THE MEON VALLEY

Alresford 8 miles • Petersfield 8.5 miles (London Waterloo from 63 minutes) • Winchester 12 miles (London Waterloo from 61 minutes)
Alton 12 miles (London Waterloo from 69 minutes) • Farnham 21 miles • Central London 65 miles
(all mileages and times are approximate)

ACCOMMODATION

Drawing room • Dining room • Family room • Kitchen/breakfast room • Snug • 2 studies • Garden room
Utility/boot room • Pantry • 2 cloakrooms • Wine cellar

7 bedrooms • 4 bathrooms • Dressing room

Outbuildings with garage and workshop • Stableyard • Gardens • Tennis court • Water meadow

About 5.55 acres in total
Further land by separate negotiation



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SITUATION

Court House is located on the edge of West Meon, a delightful and vibrant village with a number of amenities including a village shop, butchers, well-regarded public house (The Thomas Lord), primary school and numerous sports clubs, a highly regarded amateur dramatic group as well as other societies. The village takes its name from the River Meon, a chalk stream which winds its way through the South Downs and passes through the grounds of Court House. The South Downs are a designated National Park and provide an exceptional, unspoilt setting with many opportunities for walking, riding and other country pursuits. There many fine partridge and pheasant shoots in the area, trout fishing on the River Meon as well as the Itchen and Test, golf at Corhampton and Alresford and sailing on the south coast.

The numerous well-regarded preparatory and secondary schools in the area including Twyford, Prince's Mead, West Hill Park, Pilgrim's, Highfield, Bedales, Churcher's, Winchester College, St

Swithun's, Lord Wandsworth College and Portsmouth Grammar School.

DESCRIPTION

Court House is a superb country house, listed Grade II* and having a fascinating historic provenance. At the core of the house is a late medieval timber-framed hall, with 16th Century alterations and to the north and south, substantial 19th century extensions. The walls are predominantly of flint with stone quoins, mainly red-brick dressings and some Flemish brickwork.

Internally, the house has extensive accommodation, full of character and with exposed framing and panelling of several eras. The principal reception rooms include a large drawing room centred around an open fireplace, a comfortable family room with westerly views over the gardens and a magnificent oak beamed dining room sitting in the oldest part of the house. The kitchen/breakfast room is beyond and has an oil-fired Aga and a good range of hand-painted kitchen units. There is

an adjoining utility room/boot room and a pantry. Beyond the kitchen, a back hall links to the snug, secondary staircase and access down to the wine cellar.

The master bedroom sits above the dining room in the oldest part of the house. It has an adjoining dressing room and bathroom. There are four further bedrooms and two bathrooms on the first floor and two bedrooms, one with an adjoining bathroom on the second floor.

OUTBUILDINGS

To the north of the house is an attached period outbuilding which currently provides garaging, stores and a workshop but could be adapted to alternative uses subject to the necessary planning consents.

Within the grounds, with its own access from the lane is a stableyard providing three loose boxes, a barn and a substantial workshop. This area has its own electricity supply and mains water.



GARDENS AND GROUNDS

Court House is approached from a no-through lane, used by just a handful of other properties. The sweeping gravel drive is gated and provides a large parking and turning area with an 'in-and-out' access.

The gardens are delightful and have the perfect balance of formal and informal areas. Adjacent to the driveway is a traditional knot garden framing a wonderful David Harber armillary sculpture. To the south and west there are sweeping lawns interspersed with numerous beds and borders providing structure and interest. To the south-east is a formal pond with a silver-birch walk beyond. A partly walled orchard and kitchen garden is found to the south with an adjacent 'wilderness' area planted with a range of specimen trees. The tennis court is in good condition and is found to the west.

Adjacent to the house there are a couple of terraces, ideal for summer dining, including a pretty and substantial courtyard off the kitchen. To the north of the courtyard is a herb garden with a greenhouse.

There is an area of paddock to the south of the property leading down to the river that extends to about 2.55 acres.

TENURE

Freehold.

SERVICES

Mains water, electricity. Private drainage. Oil fired central heating. Private borehole supplying the whole garden including the field with water.

OUTGOINGS

Council Tax: Band H.

DIRECTIONS (GU32 1JG)

On entering West Meon from the north, pass the High St on your left hand side. Soon after, the road turns sharply to the left and the no-through lane to the Court House is on the right hand just before a prominent white property, currently 'Flowers by the Bridge'.

LOCAL AUTHORITY

Winchester City Council.

FIXTURES AND FITTINGS

Items regarded as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

VIEWING

Strictly by appointment with Savills.

External photography taken in 2019 and 2021, internals taken in 2019.



Court House, West Meon, Petersfield, GU32 1JG

Gross Internal Area (approx) = 625.2 sq m / 6730 sq ft

Cellar / Basement = 13.3 sq m / 143 sq ft

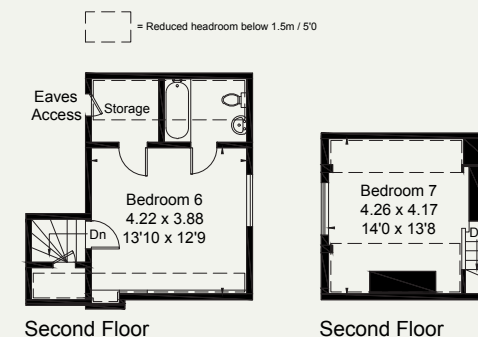
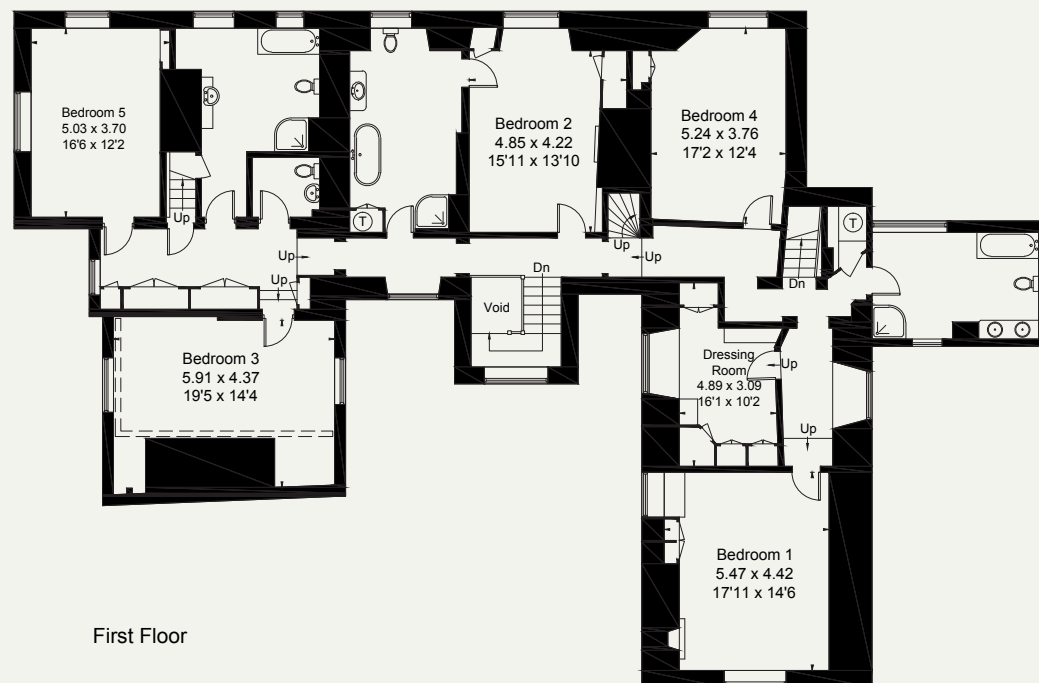
Garage = 53.4 sq m / 575 sq ft

Outbuildings = 110.2 sq m / 1186 sq ft

Total = 802.1 sq m / 8634 sq ft

For identification only. Not to scale.





Important Notice

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