



A LANDMARK DEVELOPMENT - A STUNNING RURAL OUTLOOK



PENNY MILE IS AN EXCLUSIVE DEVELOPMENT OF 12 NEW HOMES IN
A RURAL LOCATION ENJOYING VIEWS OVER OPEN FARMLAND. HAND CRAFTED
TO TRULY EXCEPTIONAL STANDARDS BY MERLIN HOMES, A SELECTION OF
TWO AND THREE BED PROPERTIES, EACH FINISHED TO THE EXACTING SPECIFICATIONS
SYNONYMOUS WITH ONE OF THE SOUTH'S LEADING INDEPENDENT DEVELOPERS.

WELCOME TO EAST MEON AND PENNY MILE

East Meon
Cricket Club

Izaak Walton
Public House



Ye Olde
George Inn

East Meon
C of E Primary
School

All Saints
Church

East Meon
Village Hall
& Green



TIMELESS APPEAL WITH AN ABUNDANCE OF LOCAL CHARACTER

Penny Mile celebrates the finest aspects of local historic architecture to create a palpable sense of place.



The Cranbrook, plot one - Now Sold

Knapped flint wall facings, segmented arch brickwork, lapped timber cladding, it's a development that's been designed with a meticulous eye for detail and built to traditional standards of construction, celebrating the local vernacular and blending seamlessly into its unique village setting.

Including two and three bedroom detached and semi-detached houses, Penny Mile is an exemplar of Merlin Homes' signature standards. Exquisite craftsmanship and the finest quality materials are married to stunning contemporary interiors - tomorrow's living in a setting that's

steeped in heritage and inspired by tradition.

A generous sense of internal and external space is evident at every turn. Interiors are bright and airy, with light flooding in through traditional timber windows. Outside, the development backs onto open countryside and is enhanced by soft natural landscaping and native planting with the addition of green roofed car barns to encourage biodiversity and wildlife rich habitats.

Authentically crafted and opulently appointed, Penny Mile blends 21st century sustainable living with timeless charm and an abundance of local character.



The Ashley and The Waltham, plots five and six - see page 20

NOW SOLD

THE CRANBROOK PLOT ONE	THE MILLSTEAD PLOT TWO	THE FAIRFIELD PLOT THREE	THE LANGLEY PLOT FOUR	THE ASHLEY PLOT FIVE	THE WALTHAM PLOT SIX	THE LONGFIELD PLOT ELEVEN	THE KINGSTON PLOT TWELVE
Detached Three bedrooms	Detached Three bedrooms	Semi-Detached Two bedrooms	Semi-Detached Three bedrooms	Semi-Detached Three bedrooms	Semi-Detached Three bedrooms	Semi-Detached Three bedrooms	Semi-Detached Three bedrooms
Gross internal 150m ² (1615sqft)	Gross internal 150m ² (1615sqft)	Gross internal 108m ² (1163sqft)	Gross internal 134m ² (1442sqft)	Gross internal 117m ² (1259sqft)	Gross internal 117m ² (1259sqft)	Gross internal 103.0m ² (1001fsqft)	Gross internal 103.0m ² (1001fsqft)



Site plan for illustration purposes only and is subject to change.

EAST MEON - MEDIEVAL HISTORY, ROYAL OWNERSHIP & BUCOLIC CHARM



Just a mile from its headwaters, the River Meon runs alongside the village High Street before continuing its meandering journey to the sea at Titchfield Haven on Southampton Water. With one of East Meon's two delightful pubs named after the famed 17th century angler and writer Izaak Walton, the river is an enduring and timeless feature in an area that celebrates the leisurely pace of a more traditional way of life.


East Meon's roots can be traced to the Bronze Age, with local evidence of burial barrows dating back to 2,000 BC. On nearby Old Winchester Hill there's an Iron Age fort, built 500 years before the Romans invaded, with evidence of their occupation in and around the village and parish. East Meon itself started taking shape between 400 and 600 AD, when it was part of the Royal Manor of Alfred the Great, who left the village in his will to his youngest son, Æthelweard.

By the time of the Domesday Book in 1086, the village (then listed as "Mene") was owned by William the Conqueror and numbered 138 households, with 64 ploughlands, 6 mills and one church. For the 900th anniversary of the Domesday Book in 1986, East Meon was honoured to be chosen as "the Domesday Village", the layout of its centre unchanged over the intervening centuries. The village subsequently belonged to successive Bishops of Winchester and today the Old Courthouse, a 15th century hall opposite the Norman period All Saints Church, stands as a testament to its medieval origins.

Today the village is an early landmark on the South Downs Way, the 100-mile walking trail from Winchester to Eastbourne on the East Sussex coast. Meandering through shady woodland, open farmland and picturesque valleys, this well-trodden path is popular all year round with dog walkers, ramblers and cyclists seeking to enjoy the splendour of the South Downs - England's newest national park, with 628 square miles of breathtaking scenery.





A large, mature tree with thick, gnarled branches and dense green foliage dominates the foreground. The tree's trunk is on the left, and its branches spread across the top and right. In the background, a two-story half-timbered thatched cottage is visible. The building features a mix of red brick and grey stone, with white window frames and a steeply pitched thatched roof. A white fence runs along the base of the building. The scene is set in a lush green lawn under a clear blue sky.

**THE VILLAGE IS DOTTED WITH
HALF-TIMBERED THATCHED
COTTAGES, A PICTURE BOOK
EXAMPLE OF THE ARCHETYPAL
ENGLISH VILLAGE...**







The river is an enduring and timeless feature in an area that celebrates the leisurely pace of a more traditional way of life.



With an estimated population of just under 800 in 2020, East Meon retains a uniquely timeless charm. The village is dotted with half-timbered thatched cottages, interspersed with Victorian, Edwardian and more recently built houses, a picture book example of the archetypal English village, complete with a well-supported cricket club, a village hall and Post Office and stores.

From young professionals and growing families to downsizing empty nesters and retirees, East Meon holds a unique appeal for homebuyers of all ages. The quintessential English village, surrounded by rolling countryside and open farmland – a haven of peace and tranquillity off the beaten track, yet perfectly located to access and enjoy everything the region has to offer.



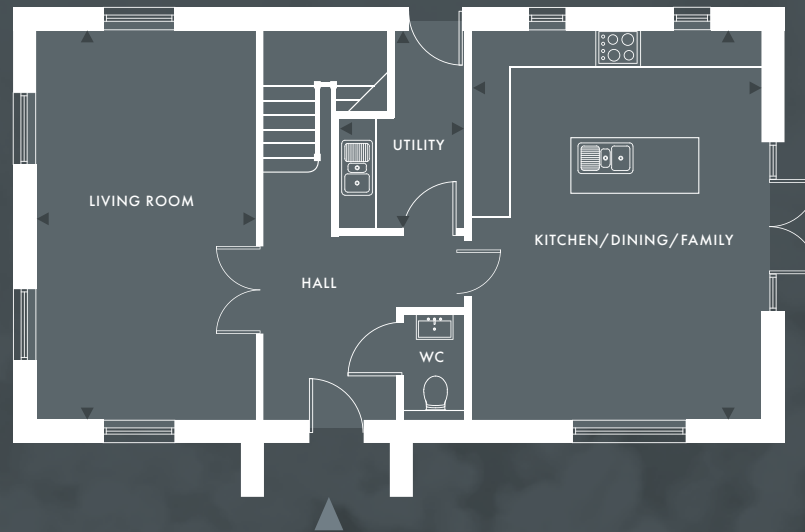
East Meon Church of England Primary School was rated as “Good” at its most recent Ofsted inspection, with around 100 pupils aged between 4 and 11 years old. Excellent independent and state secondary education is offered by several schools within a five-mile radius of the village, making it an attractive choice for growing families.



THE MILLSTEAD

Plot two - detached, four bedrooms

Ground Floor



First Floor



Gross internal - 150m² (1615sqft)

Kitchen / Dining / Family Area - 6.3m x 4.8m (20'6" x 15'7")

Utility - 3.2m x 2.0m (10'4" x 6'5")

Living Room - 6.3m x 3.5m (20'6" x 11'4")

Bedroom 1 - 4.4m x 3.5m (14'4" x 11'4")

Bedroom 2 - 4.3m x 3.0m (14'1" x 9'8")

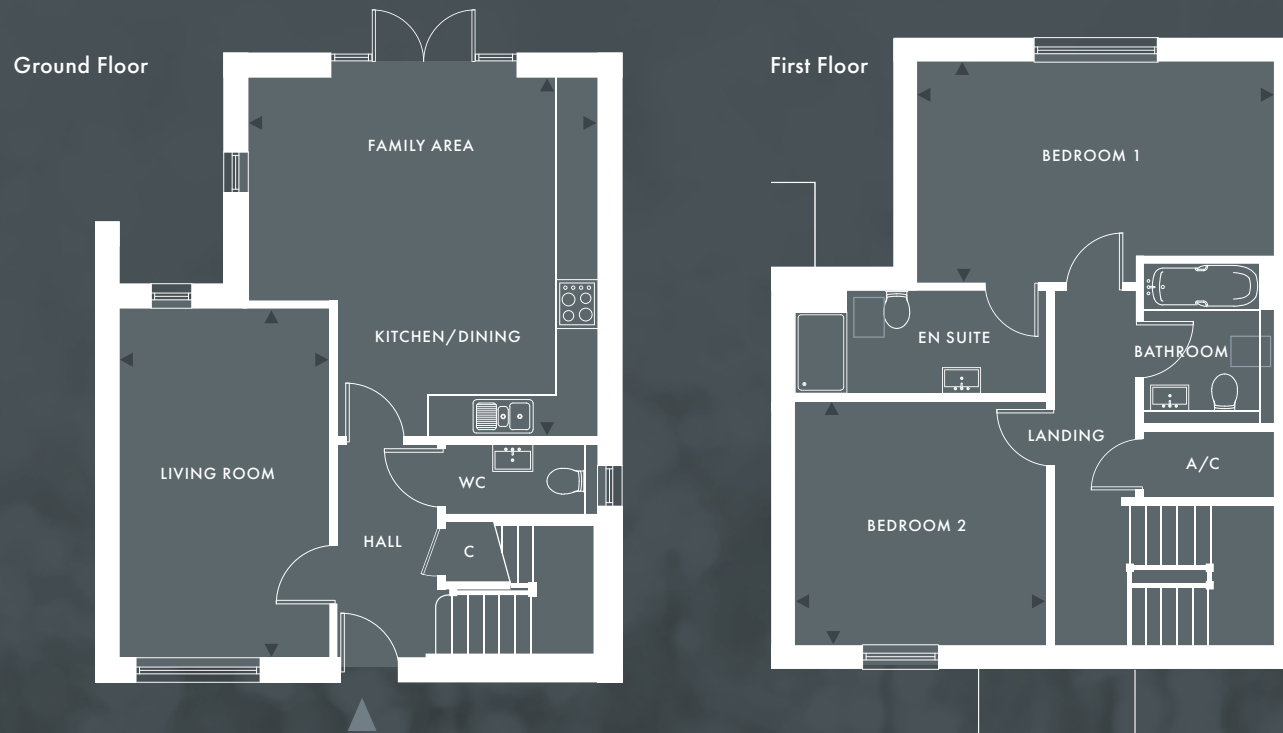
Bedroom 3 - 3.5m x 3.2m (11'4" x 10'4")

Study - 4.6m x 2.5m (15'0" x 8'2")

The artist's impressions are for guidance purposes only, landscaping shows how the site may look when mature. All measurements have been taken from plans, and whilst every effort has been made to ensure their accuracy, these cannot be guaranteed.

THE FAIRFIELD

Plot three - semi-detached, two bedrooms



Gross internal - 108m² (1163sqft)

Kitchen / Dining / Family Area - 5.2m x 5.1m (17'0" x 16'7")

Living Room - 5.2m x 3.2m (17'0" x 10'4")

Bedroom 1 - 5.2m x 3.1m (17'0" x 10'1")

Bedroom 2 - 3.6m x 3.6m (11'8" x 11'8")

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THE LANGLEY

Plot four - semi-detached, four bedrooms



Gross internal - 134m² (1442sqft) (excluding garage)

Kitchen / Dining / Family Area - 5.7m x 5.7m (18'7" x 18'7")

Living Room - 5.7m x 3.2m (18'7" x 10'4")

Bedroom 1 - 4.0m x 3.4m (13'1" x 11'1")

Bedroom 2 - 3.7m x 3.4m (12'1" x 1'1")

Bedroom 3 - 3.5m x 3.2m (11'4" x 10'4")

Study - 2.7m x 2.5m (8'8" x 8'2")

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THE ASHLEY AND THE WALTHAM

Plots five and six - semi-detached, three bedrooms

The Ashley (Plot five) is shown, The Waltham (Plot 6) is handed



Gross internal - 117m² (1259sqft)

Kitchen / Dining - 8.5m x 3.4m (27'8" x 11'1")

Living Room - 6.1m x 3.9m (20'0" x 12'7")

Bedroom 1 - 4.1m x 3.3m (13'4" x 10'8")

Bedroom 2 - 4.1m x 3.5m (13'4" x 11'4")

Study / Bedroom 3 - 3.4m x 2.2m (11'1" x 7'2")

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A FUTURE-PROOFED INVESTMENT IN QUALITY AND CHARACTER

Externally, all of the properties at Penny Mile echo local precedents of landscaping, materials and built forms, endowing the development with a genuine sense of place. Hand-built craftsmanship and artisan finishes underscore this authentic character, fusing the traditional with all the benefits of contemporary building methods and Merlin's signature style.

Once indoors, the homes' impeccable credentials reveal themselves yet further. Designer kitchens featuring high-end integrated appliances.

Expansive open-plan living areas designed for family life and entertaining in style. Interiors are bright, spacious and effortlessly stylish, infused with dappled light through large traditional timber windows that look out onto mature grounds and leafy, secluded gardens.

Even more than a sense of place, what hits you first at Penny Mile is an instinctive and unmistakable sense of home.





The images above are from previous Merlin Homes developments.

External specification

- Timber front door
- Timber double glazed windows
- Traditional metal rainwater goods
- Turfed rear garden
- Outside PIR lighting to front
- Block paved driveways/parking spaces
- Electric car charging points

Internal specification

- Satin door furniture to internal doors
- Satin light switches & sockets
- Porcelanosa tiling to bathrooms & en-suites
- Ceiling LED downlights to kitchen, cloakroom, en-suite & bathroom
- Low energy pendant lighting to all other rooms
- Integrated smoke & heat detectors
- TV points to living room, kitchen & all bedrooms
- USB socket in kitchen and main bedroom

Kitchen

- Shaker style kitchen units with matching cornice/pelmets and under cupboard lighting
- Stone worktops, upstands and splashback
- Bosch Induction hob, Bosch built in single oven with Bosch combination microwave oven
- Stainless steel Bosch cooker hood.
- Integrated dishwasher & fridge freezer

Bathroom and En-suite

- White sanitary ware
- Full height Porcelanosa tiling around baths with glass shower screen
- Stylish contemporary wash hand basins and vanity units
- Heated towel rails
- Shaver socket to all bathrooms & en-suites

Heating

- Air source heat pump

Built with pride and years of experience by Merlin Homes, your new home at Penny Mile is ready to welcome you.

MORE TO EXPLORE AND DISCOVER...

As a location, East Meon could hardly be better placed. Equidistant between Winchester and Chichester cities, well under 10 miles from Petersfield and the A3 leading into London, East Meon is also less than 20 miles from the beautiful south coast.



Some 16 miles distant, the city of Winchester was recently voted the best place to live in Britain, with soaring house prices to match. Much of the smart property money is now being invested in locations within easy driving distance of this cosmopolitan city and all it has to offer. With a dazzling array of history, shopping, culture, cafes, bars and restaurants, Winchester is easily accessible and rewards repeated visits.

A little further afield to the west, the New Forest National Park covers almost 220 square miles of pristine countryside, heath and woodland, dotted with idyllic villages and picture perfect pubs - an ancient landscape that has changed little for hundreds of years. Today, with walking, cycling and other outdoor pursuits high on the agenda, the New Forest attracts millions of visitors per year - not that you'd know it, as you marvel at the unspoilt natural beauty and blissful peace and quiet.

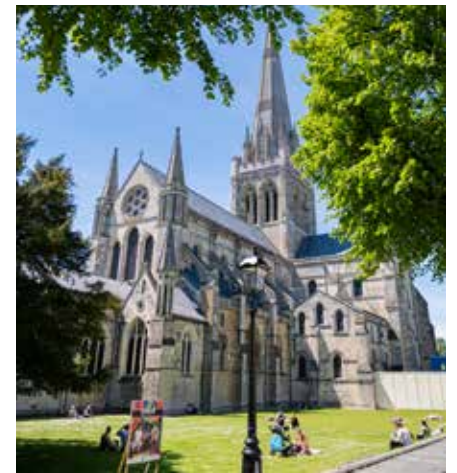
Penny Mile is also a short drive from the coast and The Solent, one of the world's foremost yachting and watersports destinations. The region's proud maritime heritage continues to this day, with cross channel ferry ports at Southampton and Portsmouth offering regular sailings to France and mainland Europe.

Southampton Airport is also within easy reach, being less than 20 miles from East Meon. Long established as a major international travel hub, the airport hosts numerous leading airlines, with regular flights to scores of UK and international destinations. With the A3 also conveniently close at hand, London is under 65 miles away.

In the opposite direction, the golden sands of West Wittering are just under 30 miles away from East Meon.

The perfect home, the perfect location... Penny Mile offers the complete package.





A little bit about us...

We have always believed that building houses is about people and communities and all our developments strive to serve the needs of our customers, the environment today and for years to come. Which is why our focus is on bringing to the market homes of the highest quality that will be sustainable for future generations. We only secure the most suitable sites in the best locations, ensuring diligence in design, employing superior craftsmanship and demanding the finest of finishes. We have completed outstanding new developments throughout the South Coast encompassing everything from urban apartment complexes to individual coastal and country retreats. Our relentless attention to detail in both service and product has secured our reputation for delivering exceptional homes in prime locations.



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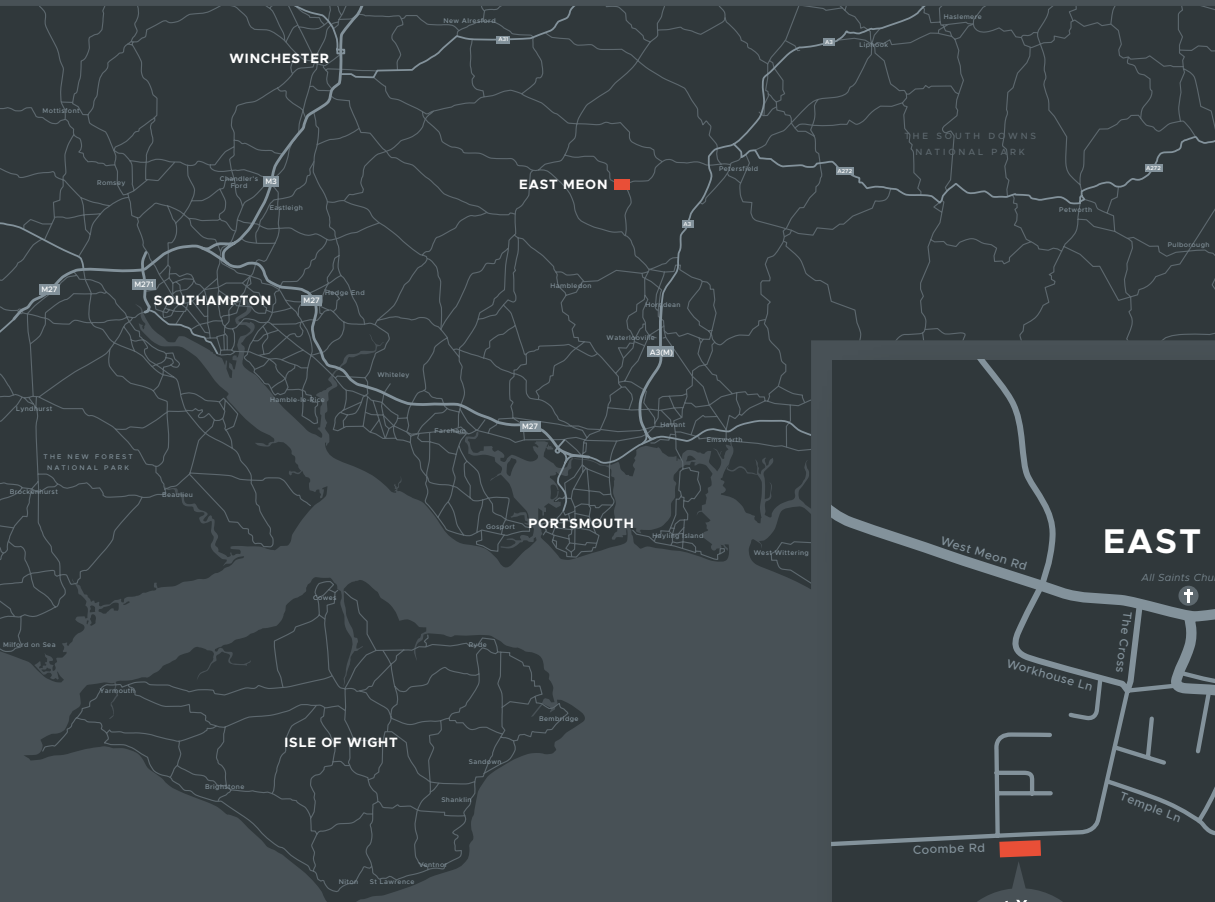
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