



Langrish, Petersfield, Hampshire, GU32

Offers Over: £650,000 *Freehold*

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In an elevated spot in a popular village to the west of Petersfield, a pretty, attached cottage with off-street parking, a detached home office and gardens.

KEY FEATURES

- Pretty three-bedroom cottage
- Semi-rural location with countryside views
- Characterful features throughout
- Kitchen/dining room
- Living room and family room
- Rear garden with detached home office
- Driveway parking for up to three cars



Petersfield

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DESCRIPTION

The property is an attached Victorian cottage, believed to have been built as the headmasters house for the former village school next door. Occupying an idyllic position within the highly regarded village of Langrish, the cottage enjoys uninterrupted countryside views and internal accommodation is versatile with bags of character and charm. The property has lovely high ceilings, some exposed brick and flint and a wood burner in the main reception room. Outside, the house is approached by a brick drive with parking for up to three cars. The garden lies on the three sides of the property, is landscaped with some areas of lawn, a variety of beds and hedging. Towards the rear of the garden is a contemporary, detached home office; the perfect addition for anyone having to work from home. An internal viewing is strongly recommended to fully appreciate the characterful features the property has to offer.

ACCOMMODATION

Entrance hall, living room, family room, kitchen/dining room, downstairs w/c, three bedrooms, family bathroom, garden, home office and off-street parking.

LOCATION

The property is situated in the popular village of Langrish, approximately 2.7 miles to the west of Petersfield train station. Petersfield offers a variety of amenities in a bustling town centre. Shops include Waitrose, M&S Food, Tesco and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. The tunnel at Hindhead provides congestion free travel north along the A3 to Guildford and London. The town has many active clubs and societies with golf available at Petersfield and Liphook, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School, Bohunt School and Langrish Primary School, in neighbouring Stroud.

DIRECTIONS

From the centre of Petersfield, proceed along Station Road going over the level-crossing, passing the station of the left. Continue to the bottom of the hill and take the first exit at the roundabout onto Winchester Road. At the next big roundabout, take the third exit (passing under the A3) following signs to Winchester along the A272 and continue through the village of Stroud. On reaching Langrish, bear left, signed to East Meon and the property is on your left after approximately 120 metres.

MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Brick and flint elevations under a tiled roof.

Services: Mains electricity and water. Oil fired central heating and private drainage.

Council Tax: East Hampshire District Council. Band: "E"

EPC Rating: "E" (39)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

Flooding: To the best of our knowledge, there has never been any flooding.

Mobile signal (Ofcom): "Good outdoor" with EE, Three and Vodafone. "Variable outdoor" with O2.

Broadband availability (Ofcom): Ultrafast available.

Parking: Driveway parking for up to three cars.

Viewings: Strictly by appointment with Winkworth Petersfield.

What3Words: ///likening.whirlpool.hunter

Ref: AB/260124/1

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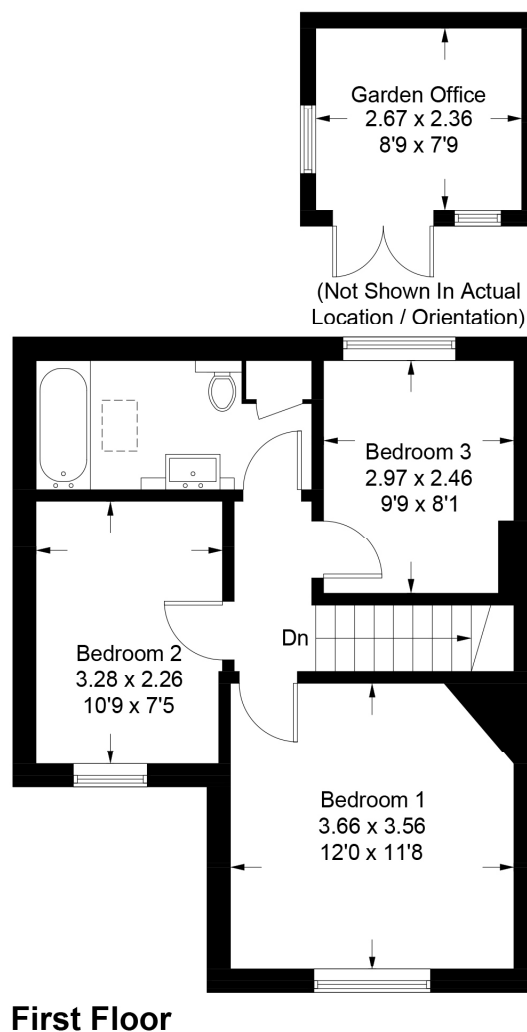
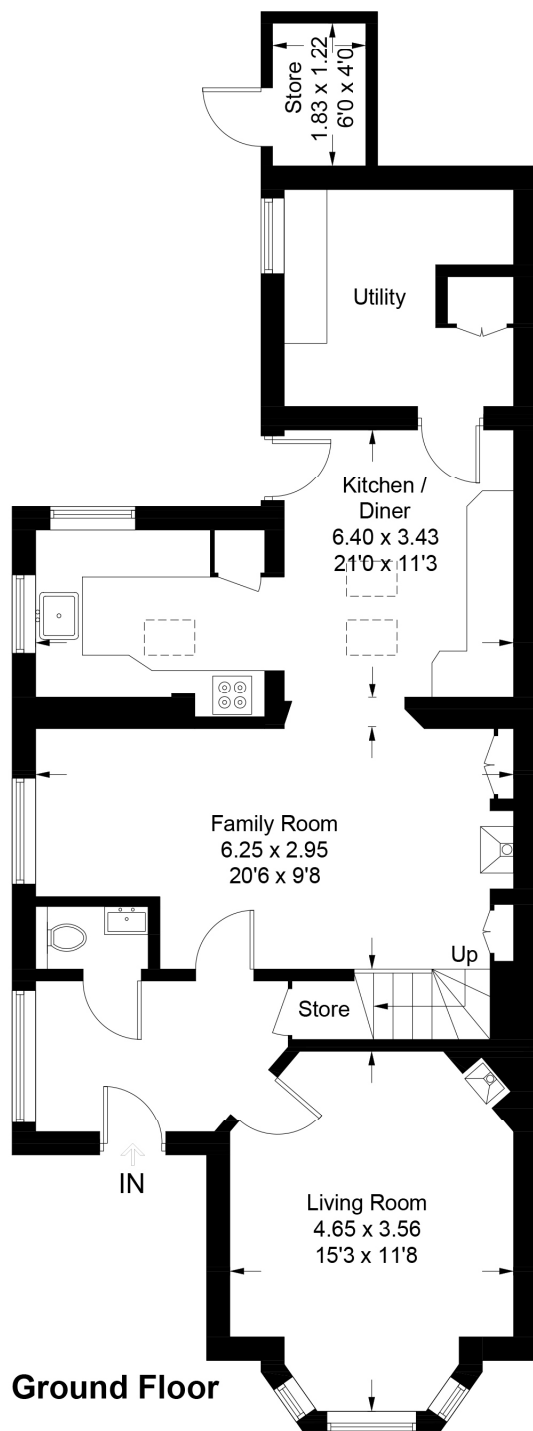
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Approximate Gross Internal Area = 114.1 sq m / 1228 sq ft
 Garden Office / Store = 8.4 sq m / 90 sq ft
 Total = 122.5 sq m / 1318 sq ft



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