



## High Street, East Meon, Petersfield, GU32

Guide Price: £825,000 Freehold

In the heart of the village, a pretty period cottage with a south facing garden and a parking space.

Master bedroom with en suite bathroom, 2 further bedrooms, attic room/bedroom 4, family bathroom, sitting room, conservatory, kitchen/dining/family room, downstairs cloakroom with WC, garden and parking.

EPC Rating: N/A.

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## DESCRIPTION

Believed to originally date from the 18th Century, the property is a pretty Grade II Listed cottage with painted elevations under a tiled roof. The cottage oozes charm and character with plenty of exposed timbers throughout. The floorplan denotes the layout, but of particular note is the tremendous kitchen/ dining/ family room with an aspect to both the front and back of the property and a wood burner. The separate sitting room has an open fire place and doors lead to a sun room which makes a perfect playroom. On the first floor are three bedrooms, a family bathroom and the master bedroom has its own ensuite bathroom. From the landing, a door leads to an attic room which the current owners are using as an additional bedroom. Outside, the garden is to the rear and can be accessed either through the house or by a side gate. Mainly laid to lawn with a variety of borders and terraces, the garden is an ideal place to unwind during the summer months as its south facing. At the bottom of the garden is a timber built summer house and beyond which is a parking space, accessed from a side lane. All in all, this is a real period gem offering flexible accommodation in a charming village setting.





## LOCATION

The property is in the heart of this popular, picturesque village that has two pubs, a primary school, church and a village store with Post Office. The surrounding countryside is nestled in the heart of the South Downs National Park and as can be expected offers fantastic walking and riding. Nearby, Petersfield provides excellent amenities including a twice weekly market, supermarkets include Waitrose, Tesco and M&S food hall and there are numerous cafes and boutique shops. The train station provides a direct service between Portsmouth (in approximately 30 minutes) and London Waterloo (in about an 1 hour). The area 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 Churcher's College, Bedales, Ditcham Park and The Petersfield School.

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

Ref: AB/210039/1.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From Petersfield, head west on the A272 in the direction of Winchester passing through Stroud. At Langrish turn left signposted to East Meon and the Langrish House Hotel. On entering East Meon turn left into the Church Street opposite the Church and on reaching The George Pub on your right, as the road bends to the left and with a lane off to the right, the house is straight ahead of you.



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Approximate Gross Internal Area = 183.5 sq m / 1975 sq ft

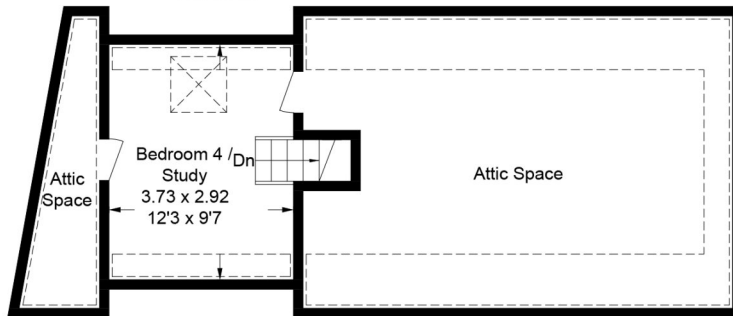
(Including Attic Spaces)

Summer House = 11.5 sq m / 124 sq ft

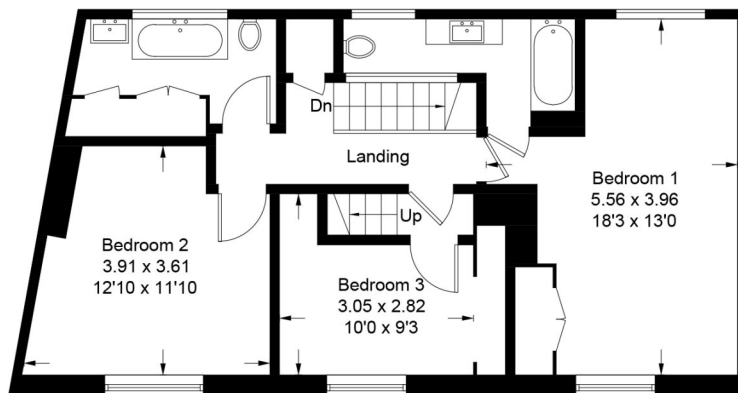
Oil Store = 4.7 sq m / 50 sq ft

Total = 199.7 sq m / 2149 sq ft

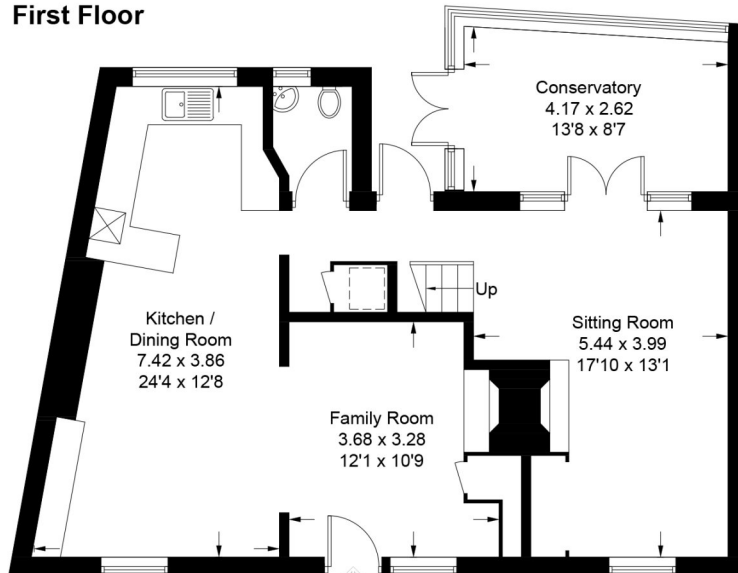
 = Reduced headroom below 1.5m / 5'0"



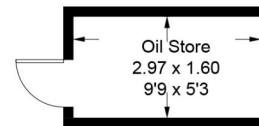
**Second Floor**



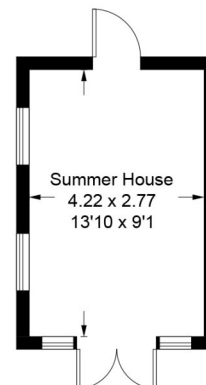
**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

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