



Church Street, East Meon, Petersfield, Hampshire, GU32



Guide Price: £900,000 *Freehold*

In the heart of the village, a pretty, detached cottage with a west-facing garden.

KEY FEATURES

- Attractive and deceptively spacious detached period cottage
- Generous and versatile accommodation
- Impressive 31'3 x 14'9 kitchen/dining room
- Four well-proportioned bedrooms
- Established private garden with mature planting
- Substantial detached workshop/outbuilding with previous planning to convert to ancillary accommodation
- No onward chain



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DESCRIPTION

The property is an attractive and deceptively spacious detached, unlisted period cottage, constructed with traditional brick elevations beneath a tiled roof and offering versatile accommodation arranged over two floors. The property has a particularly appealing exterior, with a wealth of period detailing and a charming appearance. Internally, the accommodation is both generous and versatile, extending to approximately 2,294 sq. ft, excluding the substantial detached workshop of approximately 612 sq. ft. The layout is clearly illustrated on the accompanying floorplan, but of particular note is the impressive 31'3 x 14'9 kitchen/dining room, providing an excellent sociable heart to the home, together with a separate living room and utility facilities. The first floor provides four double bedrooms and family bathroom. The accommodation is ideally suited to modern family life, while retaining the character and individuality expected of a property of this age. Throughout the cottage there are a number of attractive period features, including exposed brickwork and timbering, creating warmth and character. The reception areas are particularly welcoming, with wood-burning stoves providing a cosy focal point and an inviting atmosphere during the colder months. The combination of original features, generous room proportions and a practical layout gives the property considerable charm, whilst also offering scope for individualisation and modernisation where desired. To the western side of the house is the established garden, which is predominantly laid to lawn and enclosed by a variety of mature hedging, shrubs, and established planting. The garden provides a good degree of privacy and seclusion and offers plenty of space for outdoor entertaining, gardening or simply relaxing during the summer months. Another notable feature is the substantial detached outbuilding positioned at the far end of the garden which offers excellent potential for a variety of uses and was formerly a garage for the previous owners. Planning permission was previously granted for its demolition and reconstruction to create ancillary residential accommodation in July 2023 (SDNP/23/01627/HOUS). Whilst this consent elapsed in July 2026, the previous approval may be of interest to prospective purchasers considering future enhancement, subject to the necessary consents. Overall, this is a characterful and unusually spacious detached cottage, combining a wealth of period appeal with generous and flexible accommodation, an established private garden, and a substantial detached outbuilding — a combination that is increasingly difficult to find.

LOCATION

The property is in the heart of this popular, picturesque village that has a pub, primary school, church and a village store with Post Office. The village and 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 a little over 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, sailing along the South Coast and residents of the village have access to East Meon Tennis Court. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

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 Church Street opposite the Church, and the property is on your right, just as the road bends to the left, on the corner with Church Street and the High Street.

ACCOMMODATION

Entrance hall, living room, family room, kitchen/dining room, utility with w/c, study, downstairs bathroom, four bedrooms, family bathroom, rear garden, garage and large workshop/garage.

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MATERIAL INFORMATION

Method of Sale: Private treaty

Tenure: Freehold

Construction: Brick elevations under a tiled roof.

Services: Mains electricity, water and drainage. LPG central heating.

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

EPC Rating: "E" (44).

Planning: Permission was previously granted for the demolition and reconstruction of the large outbuilding to create ancillary residential accommodation in July 2023 (SDNP/23/01627/HOUS).

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known.

Flooding: There has been no internal flooding during our clients' ownership.

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

Broadband availability (Ofcom): Ultrafast available.

Parking: The former owners did park their car in the outbuilding, however this would require alterations in order to accommodate modern-day vehicles.

Viewings: Strictly by appointment with Winkworth Petersfield

WHAT3WORDS: ///call.grants.resembles

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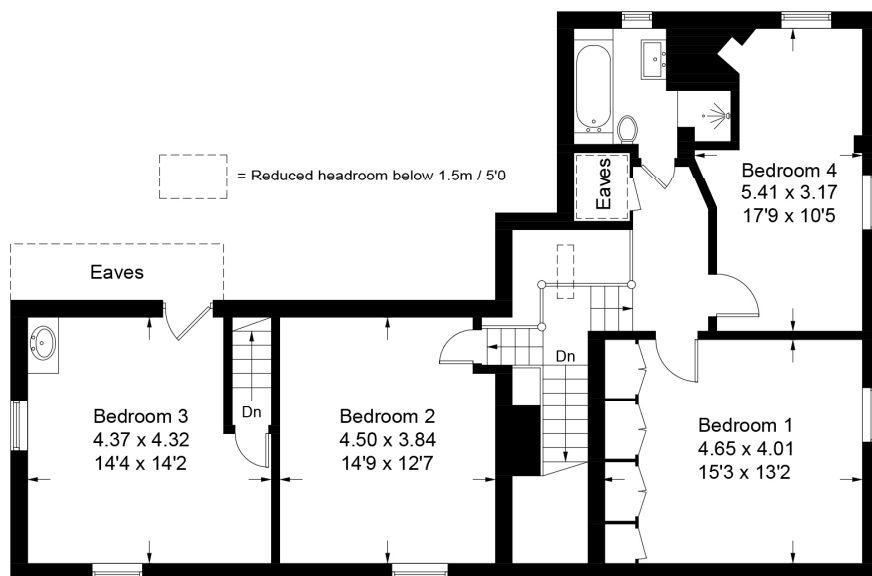
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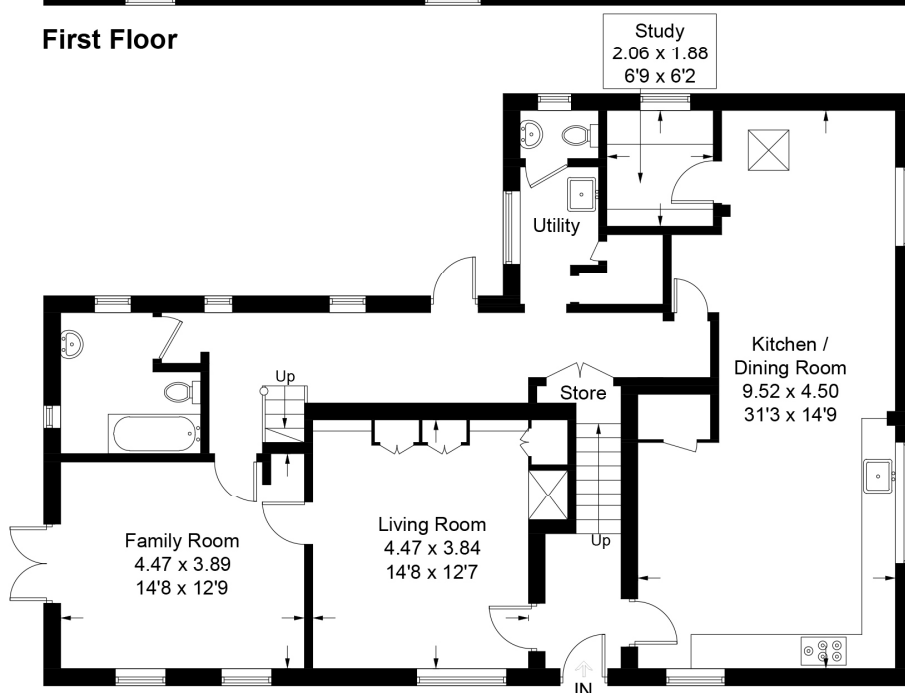
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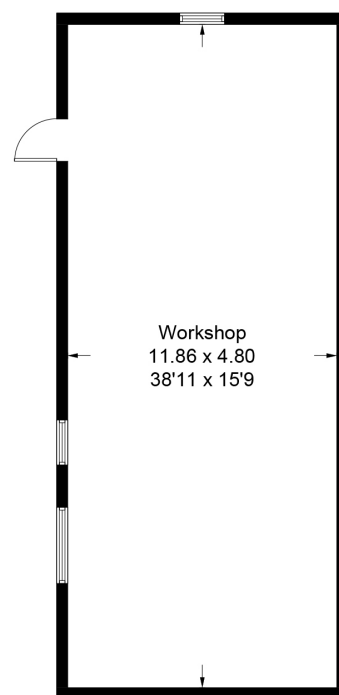
Approximate Gross Internal Area = 213.1 sq m / 2294 sq ft
(Including Eaves)
Workshop = 56.9 sq m / 612 sq ft
Total = 270.0 sq m / 2906 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

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 2026.

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