



Langrish, Petersfield, Hampshire, GU32

Guide Price: £850,000 *Freehold*



A pretty, characterful, modern cottage in land of approximately 1.49 acres with a variety of outbuildings. NO ONWARD CHAIN.

KEY FEATURES

- Detached characterful cottage
- Countryside views
- Beautifully presented throughout
- Garage, stables and paddocks
- In all, grounds of approximately 1.49 acres
- No onward chain



Petersfield

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DESCRIPTION

The property is a detached characterful cottage with flint and brick elevations and accommodation over two floors. Built in the early 21st Century, the property offers the practicality of modern day living behind a traditional facade. The layout can be seen in the floorplan but of particular note is the tremendous sitting room with a high ceilings and a wood burner with a flint surround; the perfect focal point during the winter evenings. The kitchen/breakfast room is fitted with floor and wall mounted units and there's a downstairs cloakroom with WC. From the hall, stairs rise to a first floor landing, off which are two bedrooms, both of which are large enough to accommodate double beds and both have their own ensuite facilities. Outside, the house is approached through a five-bar gate into a driveway with parking for a number of cars. There is a detached single garage, small stable block and field shelter. In all, the house is being sold with approximately 1.49 acres offering a significant amount of space with a number of outbuildings that could serve a variety of uses (STPP). The land is mainly paddocks served by troughs, enclosed by fencing and there is a large flat surface area which is an all-weather equestrian school.

ACCOMMODATION

Main bedroom with an ensuite bathroom, guest bedroom with ensuite shower room, hall, sitting room, kitchen/breakfast room, downstairs cloakroom with WC, stables, field shelter, garage, parking, paddocks and gardens. In all, approximately 1.49 acres.

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 right after approximately 120 metres.

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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. There is underfloor heating on the ground floor and the kitchen hob is served by LPG bottles.

EPC Rating: "C" (71)

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

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: There has never been any internal flooding

Mobile Signal: Likely (outside) – (Ofcom)

Broadband Availability: Ultrafast available – (Ofcom)

Parking: Garage and off-street parking

Viewings: Strictly by appointment with Winkworth Petersfield

What3Words: ///gladiator.spike.vowing



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Petersfield

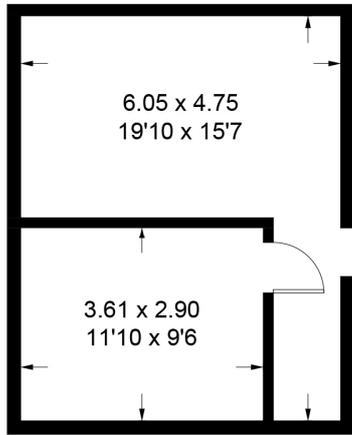
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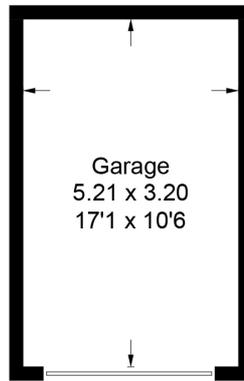
Stable Cottage, Langrish, GU32

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft
 Outbuildings = 70.0 sq m / 753 sq ft
 Total = 205.0 sq m / 2206 sq ft



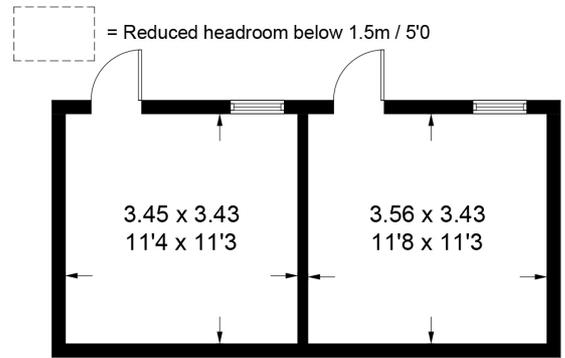
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Field Shelter



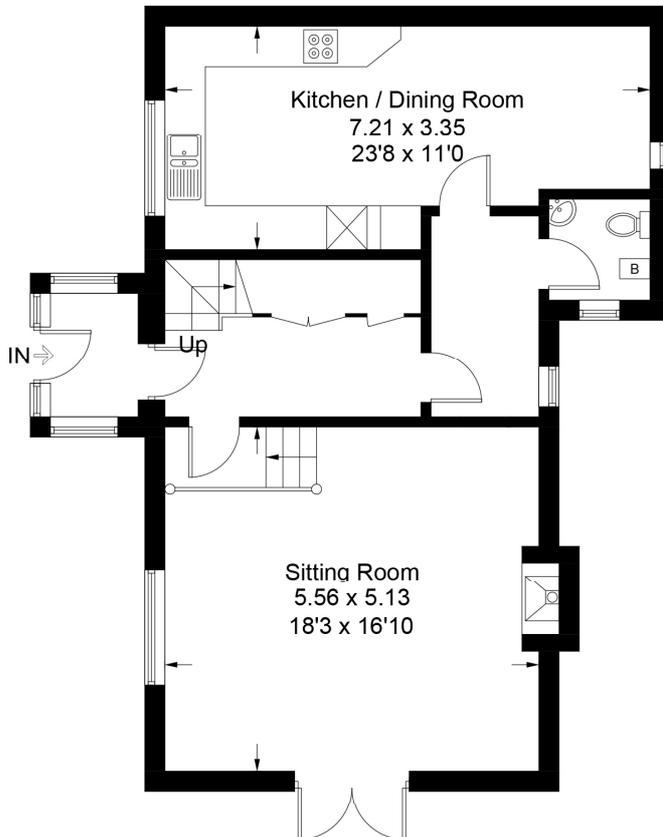
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Garage

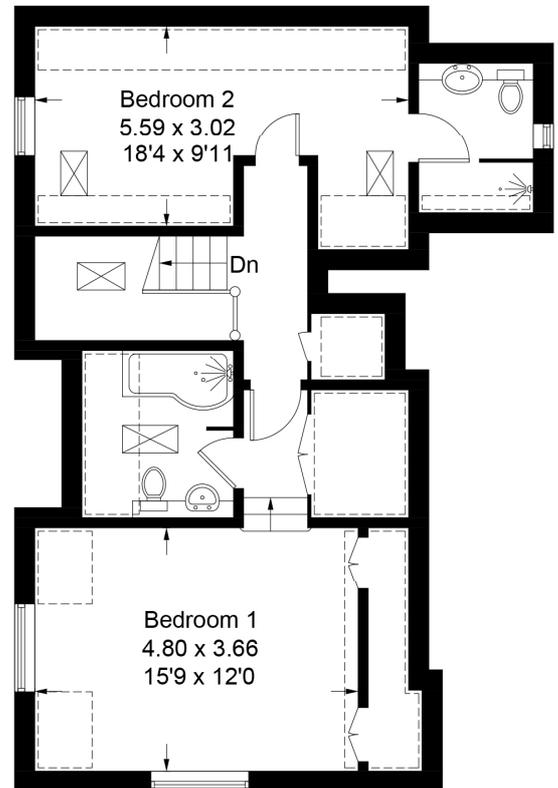


(Not Shown In Actual Location / Orientation)

Stable



Ground Floor



First Floor

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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 2025.

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