



Temple Lane, East Meon, Hampshire, GU32

Offers in the region of £1,390,000 Freehold

A beautifully presented period farmhouse with a delightful southerly aspect on the edge of this picturesque village.

Main bedroom with en suite shower room, two further bedrooms, family bathroom, sitting room, kitchen/breakfast room, reception hall, study, lobby, utility, downstairs cloakroom with WC, detached garage/workshop, car port and gardens.

EPC Rating: "E" (39).

Self-contained one bedroom annex with a bedroom, bathroom and living room with kitchen area.

EPC Rating: "D" (56).



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DESCRIPTION

The property is a detached period farmhouse, beautifully presented and oozing charm and character. Built with brick and painted rendered elevations under a tiled roof, the accommodation is over two floors. The layout can be seen in the floorplan but of particular note is the tremendous reception hall with a wealth of exposed timber and glazing overlooking the garden leading to the kitchen/breakfast room with its central island. The sitting room has exposed timbers and there's a woodburner; ideal for thawing out over the cold winter months and there's a separate lobby and study. From the hall, stairs rise to the first floor landing, off which are three bedrooms and a family bathroom. The main bedroom has its own en suite shower room and dressing area. Accessed either through the house or by its own front door is a self-contained annex which could easily be incorporated within the main house should one wish. Outside, the house is approached through electric gates onto a shingle drive with ample parking and there's a detached workshop, garage and carport. The main garden is largely laid to lawn and being on the south side of the house, is an ideal spot to entertain in the summer. Surrounded by three sides of the house is a landscaped courtyard.



LOCATION

The property is on the edge of this sought after picturesque village that has two pubs, a primary school, village store and church. 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, an 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 an 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 and electricity. Oil fired central heating. Water is currently supplied from a local farm but the existing owners are prepared at their expense to connect to the mains.

Ref: AB/220172/2

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 High Street opposite the Church and follow the road around to the left. Continue along the High Street and just before reaching The Izaak Walton Public House on your left, turn right down Temple Lane. Follow the lane and after 230 metres and as the lane bends sharply to the right, turn left. The property is immediately on your left hand side.



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Approximate Gross Internal Area = 257.1 sq m / 2767 sq ft
 (Including Annexe / Excluding Car Port)
 Garage / Workshop = 22.7 sq m / 244 sq ft
 Total = 279.8 sq m / 3011 sq ft



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 2023.

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