





Wonderful Grade II Listed 16th century four bedroom detached house in the sought after village of East Meon within easy reach of both Petersfield and Winchester. This beautiful cottage has the benefit of a complete, brand new thatched roof and associated works and has many features and lots of character. The house also benefits from a double garage, generous parking and stunning views to front and back.

Accommodation comprises;

Bright, triple aspect kitchen with a Rayburn, a rear door leading to the garden, and one of the two staircases leading to the first floor.

There is a large reception room adjacent with an impressive inglenook fireplace with log burner and a large, separate dining area, the ceiling heights throughout the property are generous.

There is an office that has lovely views to the front of the house which leads through to the second large reception room which has an inglenook fireplace with log burner. Alongside is the garden/utility room which leads to the rear garden. A door leads to a further study/library area.

Ground floor shower room/WC.

There is a second staircase leading from the second reception room to the first floor to bedrooms three & four.

The first floor comprises a large master bedroom with an ensuite bathroom with freestanding rolltop bath.



Bedroom two is accessed via the Master and would therefore make an excellent dressing room.

The house has many character features, with a wealth of exposed beams and brick walls, and the exposed brickwork of the fireplaces on the first floor.

The rear garden is mainly laid to lawn and is west facing and there is a modern double garage to the side with a wood store. Off road parking for two cars.

The property is on the edge of this sought after picturesque village which is nestled in the heart of the South Downs National Park with the river Meon itself flowing through it, and offers fantastic walking, cycling and riding. The village has two pubs, primary school, a convenience shop and the 12th Century All Saints church, and late 14th Century Court House. Nearby Petersfield provides excellent shopping facilities including a Waitrose, Tesco, and an M&S food hall and there are numerous coffee shops, as well as a twice weekly market. The station provides a direct service to London Waterloo in just over an hour. There are many popular schools in the area including Churcher's College, Bedales, Ditcham Park and The Petersfield School.

The garage benefits from having solar tiles on the roof which reduces the electricity bill and generates some income.

Mains water and sewage, mains electricity, oil central heating.

Council Tax Band G - £3719 per annum



Viewing through the owners sole agent, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!

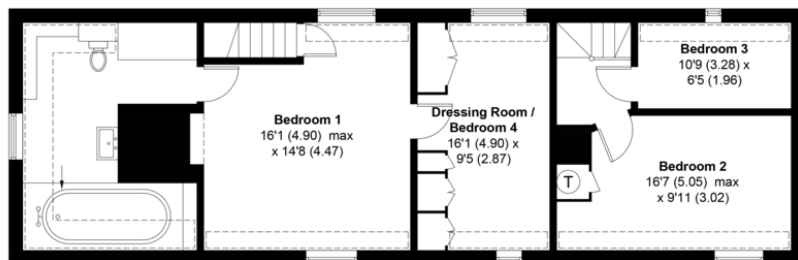


Temple Brow Cottage, Temple Brow, GU32 1QE

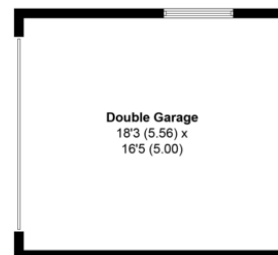
APPROXIMATE GROSS INTERNAL AREA = 1951 SQ FT / 181.3 SQ M

DOUBLE GARAGE = 298 SQ FT / 27.7 SQ M

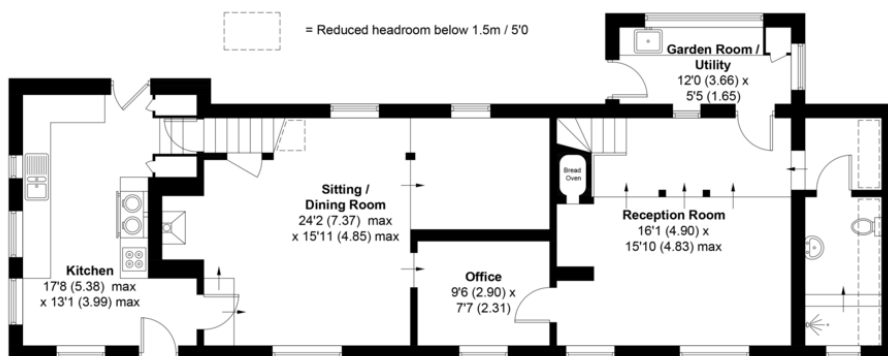
TOTAL = 2249 SQ FT / 209.0 SQ M



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1075876)

Produced for Jacobs & Hunt - Petersfield

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