



## Compton Cottage

FROGMORE | EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1QH

Wilson | Hill

4 Bedrooms | 2 Bathrooms (1 En Suite) | Hall | Drawing Room | Dining Hall | Family Room | Boot Room | Kitchen/Breakfast Room | Utility Room | Cloakroom/Shower Room  
Larder/Store Room | Double Garage with Loft Room and planning consent to extend to an Annexe | Single Garage and Store/Workshop  
Garden, Orchard and Paddock land in all about 3.61 acres (1.461 ha)

Mileages: Petersfield 5.1 miles, Guildford 31.9 miles, Winchester 17.2 miles, Portsmouth 18.5 miles, A3 4.4 miles. Main line station at Petersfield



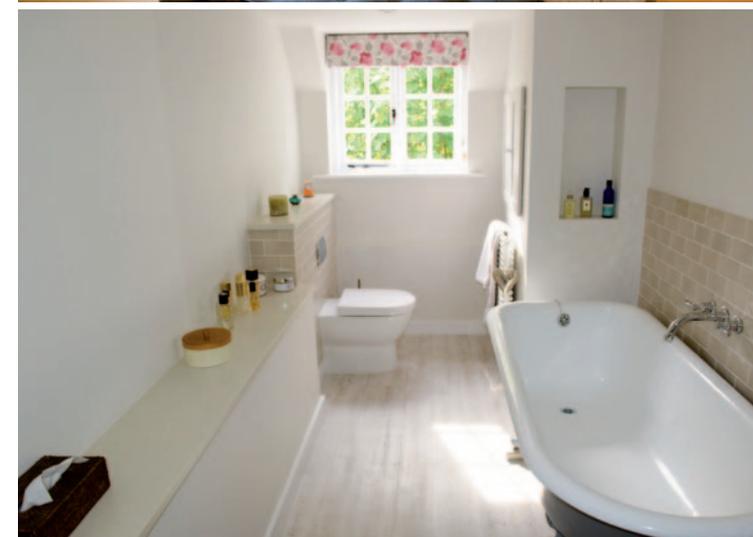


## | The Property

A charming Grade II Listed cottage in a special edge-of-village setting. The current owner has completed a wonderful contemporary interior refurbishment which is sensitive to the 18th Century origins but provides 21st Century convenience. The cottage interior in parts contrasts brilliantly with the spacious vaulted sitting room and the lovely light kitchen/breakfast room with French windows opening into the garden. Upstairs there are four double bedrooms and two modern bathrooms (one en suite) providing well balanced

space. The house can expand or contract to suit family needs.

Outside the garden, orchard and paddocks provide a lovely setting to the house. **Planning permission granted (Ref: SDNP/16/00785/HOUS & SDNP/16/00786/LIS)** to extend the double garage to provide a self-contained annexe with bedsitting room, shower room and loft room over the garage.





Paddock

## | Location

The last house on the eastern edge of the village and within the conservation area, Compton Cottage is set back above a narrow country lane in an elevated position within the heart of the South Downs National Park. There are lovely vistas from the house over the garden and paddock across the lane. There is a real country feel, yet the cottage is in walking distance of the thriving village amenities, which include an historic church, two pubs, a shop, village school, cricket/recreation ground, village hall and several clubs. It is an active community if you want to get involved and there is a network of country lanes which

meander for miles, plenty of local footpaths and the South Downs Way to the south, for anyone who enjoys walking, cycling or simply being outside in the country.

The popular market town of Petersfield with its extensive amenities is just over 5 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access the A3, providing good regional links to Guildford and the South Coast. There are private schooling choices with Bedales, Churcher's, Highfield and Ditcham Park all within range.



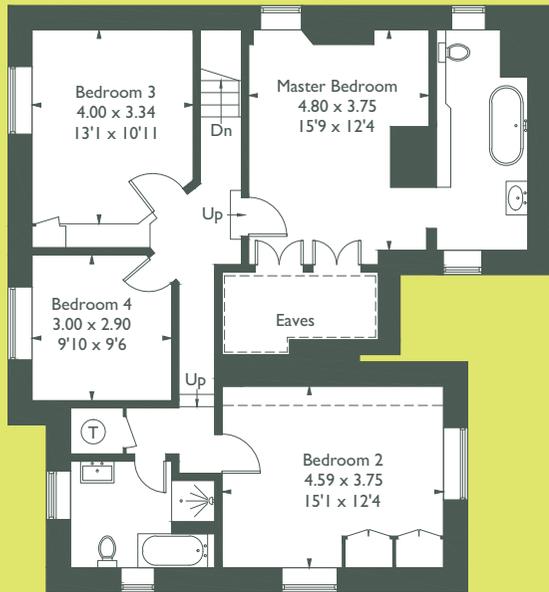


## | Outside

The garden lies to the side and rear where there is a paved terrace immediately behind the house and other useful paved areas to catch the morning and afternoon sunshine. The garden is made up of areas of lawn with several well stocked borders, plenty of mature shrubs, hedgerows and some lovely old trees including copper beech, horse chestnut, silver birch and flowering cherry.

The drive sweeps up to the double garage with plenty of parking space and access to the orchard. One paddock lies at the eastern end of the orchard and has separate road access from the lane. There is also a further paddock across the lane with its own vehicular access. The paddocks extend to just over 2 acres (0.85ha) out of the total 3.61 acreage (1.46ha).

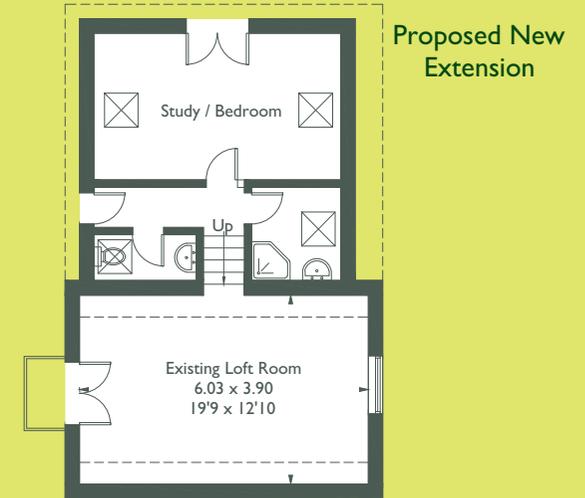




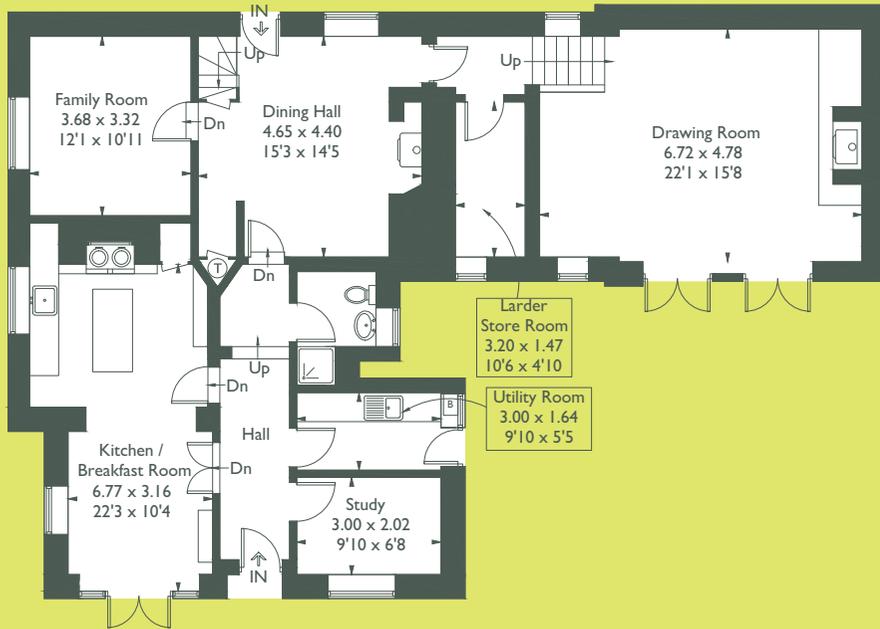
Approximate Gross Internal Area = 214.4 sq m / 2307 sq ft (Excluding Eaves)  
 Outbuildings = 57.2 sq m / 616 sq ft  
 (Including Loft & Excluding Proposed New Extension)  
 Garage = 33.6 sq m / 362 sq ft  
 Total = 305.2 sq m / 3285 sq ft



First Floor

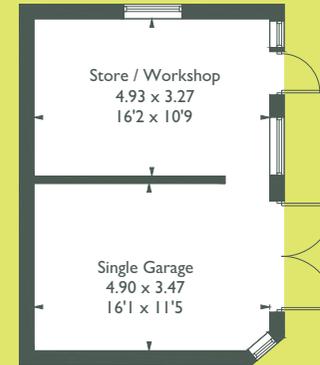


Proposed New Extension



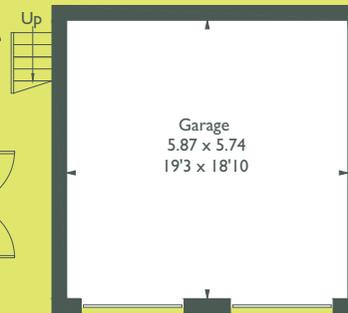
Ground Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

Outbuilding



(Not Shown In Actual Location / Orientation)

Garage

FLOORPLANZ © 2016 0845 6344080 Ref:166178

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Directions to GU32 1QH

Leave Petersfield on the A272 towards Winchester through Stroud and after about 1.8 miles in Langrish take the first left signed to East Meon. Proceed to East Meon and go down the hill and turn left opposite the church. Carry on through the village and take the left turning (beside the old forge building and opposite Forge Cottage) carry on down a narrow country lane, go over the stream and round a right hand bend where Compton Cottage is on your left.

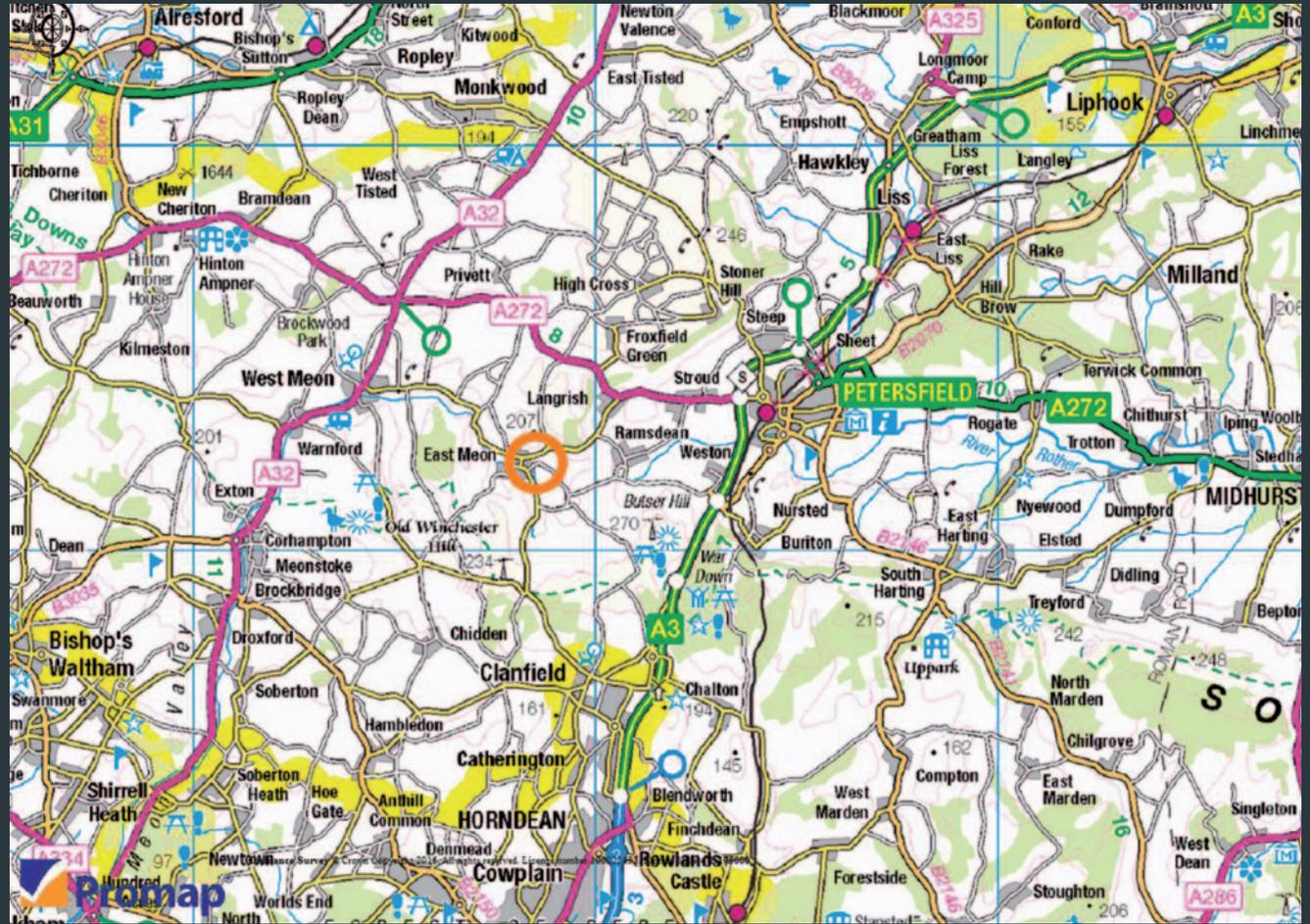


Services: Mains water, drainage and electricity.  
Oil fired boiler.

Local Authority: East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

Council Tax: Band F

Viewing strictly by appointment



Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps are not to scale and should be treated as a guide only.

Details dated May 2018. Photographs supplied by our client.