



Giants Cottage

OXENBOURNE LANE | EAST MEON | PETERSFIELD | HAMPSHIRE | GU32 1QL

Wilson | Hill

4 Bedrooms | Bathroom | Shower Room | Hall | Sitting Room | Snug/Dining Room | Study | Kitchen | Utility Room | Workshop/Store | Garage
Garden and lower paddock bordering a small brook in all about 1.36 acres (0.553 ha)

Mileages: Petersfield 4.5 miles, Guildford 29.5 miles, Winchester 18.6 miles, Portsmouth 18.4 miles.



| The Property

A wonderfully quirky country cottage as the name suggests, with character and untapped potential to extend or adapt for the 21st Century, a much loved home these last 22 years. The snug cottage interior has worked well for family needs, but it is time for the baton to pass on to a new generation to enjoy the tremendous garden and grounds which provide such a lovely setting to the house with space for children of all ages to explore. Once two cottages now one, there are two staircases and a beamed interior with an old workshop/store which could be integrated into the

house. The property has not been extended and has scope for further enlargement, subject to planning.

| Location

Down the back lanes in the heart of the South Downs National Park, Giants Cottage is 1.5 miles south east of East Meon. A 'cyclists dream location' as the network of local lanes meander for miles and the South Downs Way lies to the south. It is a small rural hamlet with cottages clustered on the lane, but with gently

undulating farmland all around and to the rear, a wonderful aspect back to timeless Butser Hill.

East Meon is a thriving village which has two pubs, a church, a village shop and primary school, together with a modern recreation ground and village hall. The popular market town of Petersfield is 4.5 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, which provides good regional links to Guildford and the South Coast.



Outside

The garden is mostly to the rear where there is a paved terrace immediately behind the house, it stretches beyond and is mostly lawn with good width either side of the house. There is a decent drive which sweeps up to the garage behind with plenty of parking space. The paddock lies at the eastern end and the Meon brook runs along the southern boundary as it meanders from the foothills of Butser to the west. In all about 1.36 acres (0.553 ha).



“ We have loved the views and being out in the ‘sticks’, but within reach of the village and Petersfield, a great home for all the family ”

Directions to GU32 1QL

Leave Petersfield on the A272 towards Winchester through Stroud and after about 1.8 miles into 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 out the far side, as you come into open countryside take the first left hand turning signed Ramsdean/Buriton. Follow Oxenbourne Lane for about 0.5 a mile until you see Giants Cottage on your right.



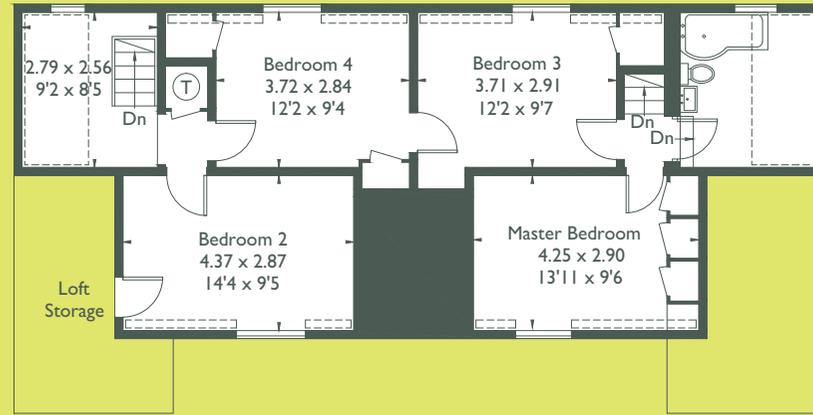
Services: Mains water and electricity. LPG boiler. Private drainage.

Local Authority: East Hampshire District Council, www.easthants.gov.uk

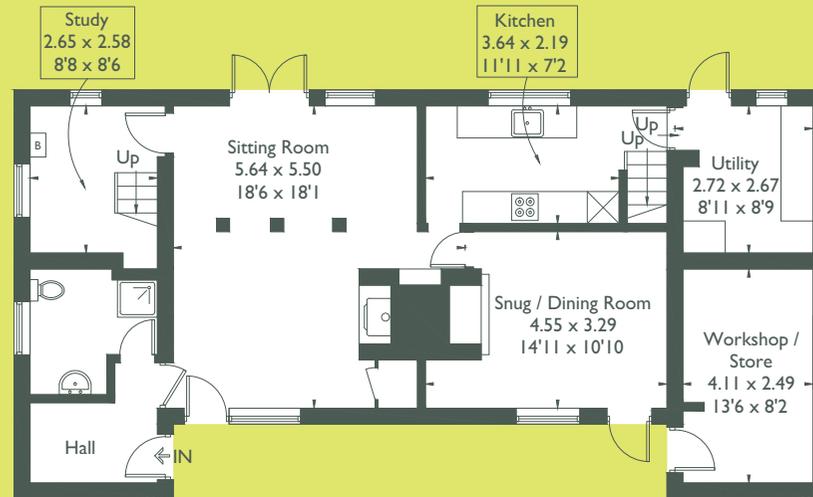
Council Tax: Band G.

EPC: F22.

Viewing strictly by appointment

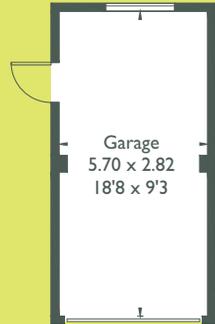


First Floor



Ground Floor

Approximate Gross Internal Area
150.2 sq m / 1617 sq ft
Garage
15.9 sq m / 171 sq ft
Workshop / Store
9.9 sq m / 106 sq ft
Total
176.0 sq m / 1894 sq ft



Garage
(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2015 0845 6344080 Ref: 164832

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.

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. Maps and plans shown as a guide only.

Details and photographs dated April 2016.