



Hockley Cottage

HIGH STREET | EAST MEON | GU32 1QA

Wilson | Hill

Master Bedroom with En Suite Bathroom and Separate Dressing Room/Study | Guest Bedroom with En Suite Shower Room | Bedroom 3 | Cloakroom | Entrance Hall
Sitting Room | Kitchen/Dining Room | Study/Bedroom 4 | Utility Room | Shower Room | Store | Attractive Gardens of Approximately 0.25 acres (0.10 ha)

Petersfield 5 miles, Winchester 15.5 miles, Guildford 30 miles, London 61 miles



| The Property

An attractive Grade II Listed village house offering an abundance of charm and character with comfortable and flexible accommodation throughout. Arranged over two floors the property is beautifully and stylishly appointed with particular notable features including exposed timbers, a lovely large inglenook fireplace in the sitting room, wood burning stove in the thoughtfully arranged kitchen/dining room, a study/bedroom 4 which could also make a wonderful family room and en suite facilities to two bedrooms. In addition, the cottage

offers a useful large utility room and rear hall, ground floor shower room and a delightful kitchen boasting a Lacanche oven and built-in pantry cupboard.

| Location

Situated in the heart of the village, with the River Meon passing the front of the cottage, 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.





Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

Outside


The property offers a side passage and gate providing access to the rear garden. The rear garden offers a terrace with raised dining area surrounded by well stocked borders, with the remainder of the garden principally laid to lawn housing a number of mature trees, bushes and a timber garden store. The gardens are a particular feature of the cottage with wonderful views to the hills behind. In all approximately 0.25 acres (0.10 ha).

The popular market town of Petersfield is 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 to the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester which has many good schools as well,



I Directions to GU32 1QA

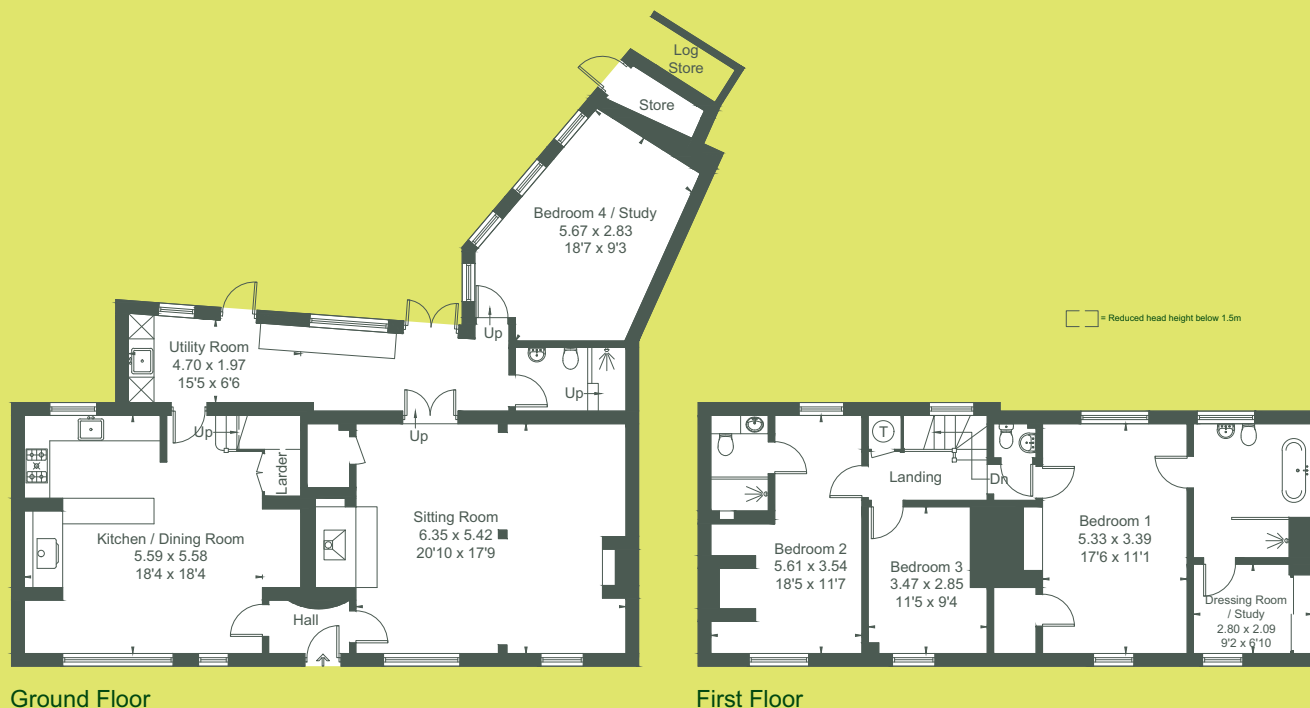
From Petersfield, follow the A272 for 1.8 miles through Stroud and on to Langrish, turning left signed to East Meon. Proceed to East Meon and go down the hill and when you come to the church turn left signed village centre. Proceed along the road following it round to the left beyond the Olde George Inn where Hockley Cottage will be found on the left hand side, beyond the Izaak Walton public house.

 **WHAT3WORDS** ///umbrella.narrates.slides



Viewing strictly by appointment.

Approximate Area = 199.4 sq m / 2146 sq ft
Store = 1.9 sq m / 20 sq ft
Total = 201.3 sq m / 2166 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 301600

Services: Oil fired central heating. Mains water, electricity, drainage

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: Exempt as Grade II listed

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 July 2022

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