



Frank Cottage

11 HIGH STREET | EAST MEON | PETERSFIELD | GU32 1QA

Wilson | Hill

Entrance Hall | Sitting Room with Inglenook Fireplace with Log Burner | Kitchen/Breakfast Room | 3 Bedrooms | Family Bathroom | Terrace | Spacious Landscaped Garden

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



| The Property

An attractive Grade II Listed, semi-detached cottage offering an abundance of charm and character in the heart of this sought after village within the South Downs National Park. A welcoming hall leads into the bright, spacious sitting room with exposed beams and floorboards and an inglenook fireplace with wood burner. Beyond this is an open kitchen/breakfast room complete with Alpha Range, perfect for entertaining

and family living with a door out to the paved terrace and views to charming garden beyond. On the first floor is the master bedroom with feature fireplace and walk-in cupboard as well as a further bedroom that enjoys countryside views and a family bathroom. Stairs lead up to a converted loft room on the second floor with a large double bedroom equipped with ample eaves storage space.



Location

Situated in the heart of this pretty village with the River Meon passing the front of the cottage. East Meon is a thriving village steeped in history and boasts two pubs, a church, a village shop and primary school as well as a modern recreation ground and village hall. 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 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 well-known South Downs Way runs to the south of the village. The larger regional centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

Outside

The surprisingly large garden is accessed from the rear of the house with the terrace area immediately outside the kitchen which is ideal for entertaining. The garden is mainly laid to lawn with steps flanked by planting leading up to a private gated seating area which is a perfect place to enjoy the afternoon sun.



I Directions to GU32 1QA

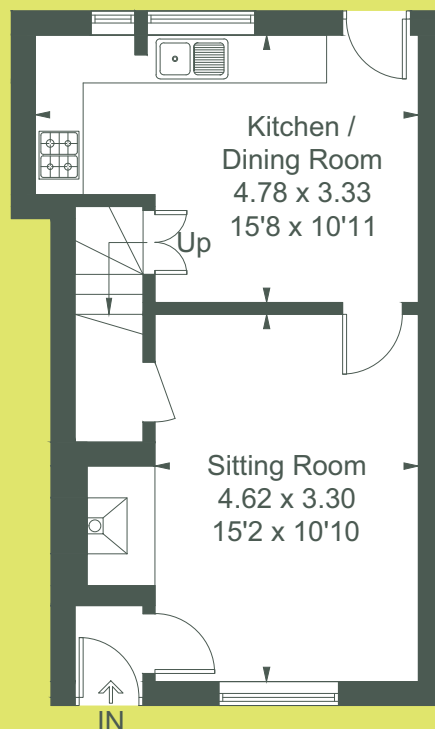
From Petersfield, follow the A272 for 1.8 miles through Stroud and on to Langrish, turning left signed to East Meon. Proceed to East Meon and go down the hill and when you come to the church turn left signed village centre. Proceed along the road following it round to the left beyond the Olde George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

 **WHAT3WORDS** ///comforted.brew.retrial

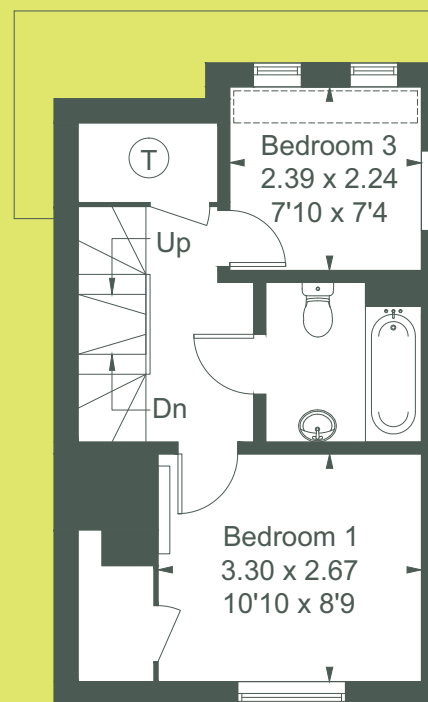


Viewing strictly by appointment.

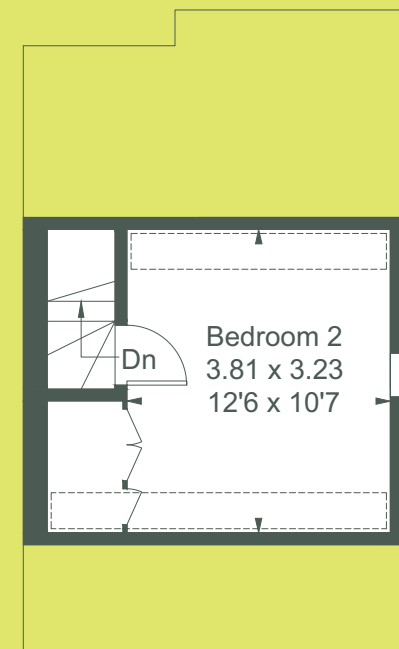
Approximate Floor Area = 83.4 sq m / 898 sq ft



Ground Floor



First Floor



Second Floor

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

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

Council Tax: Band C

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 August 2022

