



, Langrish

Offers In The Region Of £640,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

, Langrish

Welcome to Yew Tree Cottage, a quaint and picturesque four-bedroom detached family home nestled along Winchester Road in the charming village of Langrish, Petersfield.

As you approach, a private driveway welcomes you, offering parking for multiple cars. Step inside this charming cottage and be greeted by a spacious entrance hallway leading to a convenient separate dining room on your left, boasting picturesque village views of Langrish. Continue through to discover the open-plan kitchen nestled at the rear of the property, complete with oak wood features and a characterful beam separating the kitchen and dining area, with sunshine beaming through on bright days.

The living room is a cosy retreat with an oak fireplace and breath-taking views of the lush greenery outside. Completing the downstairs is a convenient W.C.

Upstairs, the oak banister and doorframes add a touch of elegance as you find four bedrooms, including a master bedroom with untouched rear views, two double bedrooms, and one single bedroom, as well as an office. A spacious landing leads you to a family bathroom that caters to your needs. Each window enjoys its own personal views of the Langrish countryside.

Step outside to the beautifully landscaped south-facing garden, featuring a patio area perfect for outside dining with a pizza oven, stone steps leading to a serene retreat, and a separate patio ideal for enjoying summer evenings and sunsets. Additionally, an outdoor office provides a secluded workspace. Yew Tree Cottage also offers two garages and a gate at the rear of the property opening out onto open fields, completing this perfect countryside retreat. Embrace village life in this exquisite home surrounded by natural beauty and convenience, with side access including log stores for your outdoor essentials.

Council Tax - F
EPC - D



Location - Langrish

The property is located in the semi-rural village of Langrish which is situated a few miles west of Petersfield just off the A272. Langrish benefits from a primary school which has one of the best ofsted reports in the area. The nearest local pub/restaurant called The Seven Stars which is located in in Stroud. The village is located in the newly formed South Downs National Park and is surrounded by beautiful countryside. The nearest town to Langrish is Petersfield. Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link to connecting Portsmouth and London. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national Beauty and within the boundary of the newly created South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London Route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

Local authority


East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

Private drainage
Mains electric
Oil central heating

Tenure

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Yew Tree Cottage, Langrish, Petersfield, GU32

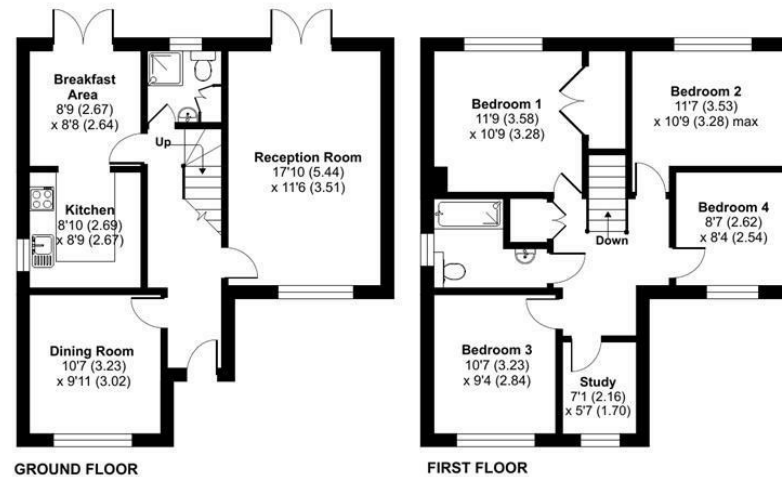
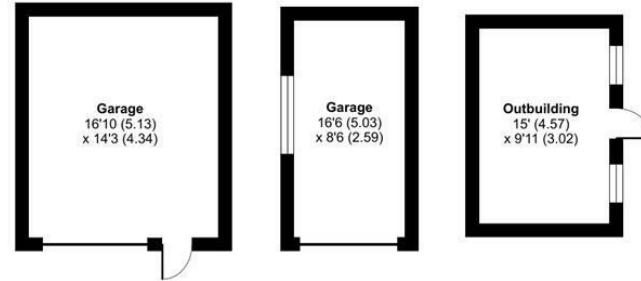
Approximate Area = 1283 sq ft / 119 sq m

Garage(s) = 387 sq ft / 36 sq m

Outbuilding = 150 sq ft / 14 sq m

Total = 1820 sq ft / 169 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Williams of Petersfield. REF: 1110108

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