



The Square, Petersfield

**Offers Over £750,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## The Square, Petersfield

Located in the heart of the picturesque village of East Meon, within the South Downs National Park, this delightful bespoke rebuilt cottage offers beautifully crafted accommodation finished to an exceptional standard. Blending charming character features with modern design, the property provides the perfect balance of traditional style and contemporary living. This stunning three-bedroom, two-bathroom home must be viewed to be fully appreciated. The accommodation includes a dual-aspect 24ft sitting room with French doors opening onto the rear terrace and garden. An inglenook fireplace with a wood-burning stove creates a wonderful focal point, while a discreet study area sits just off the main living space. The bespoke kitchen/dining/family room delivers true “wow” factor, featuring handmade cabinetry painted in Farrow & Ball ‘Elephant’s Breath’, quartz worktops, and a central island with breakfast bar seating. Further benefits include a Butler-style sink with swan-neck tap, Neff halogen hob with extractor, double oven, and integrated Bosch dishwasher. There is ample space for a dining table and chairs, with French doors leading out to the terrace. A practical utility room sits adjacent to the kitchen. The welcoming entrance hall showcases a handmade staircase to the first floor, a feature panelled wall, understairs storage, and a cloakroom with WC and hand basin set into a quartz worktop with storage beneath. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with ensuite shower room featuring a walk-in shower. A stylish family bathroom serves the remaining bedrooms. Additional features include underfloor heating throughout, an air source heat pump providing hot water and central heating, LED downlighting, solid wood internal doors, and attractive limestone flooring across the ground floor. Externally, the rear garden offers two terrace areas, an old-stock brick pathway, two lawned areas and drive for two/three cars.



## Location - East Meon

East Meon is a historic village in the Meon Valley, within the western side of the South Downs National Park, in the district of East Hampshire. The River Meon rises from a source to the south of the village and then flows through the village centre. East Meon is approximately 5 miles west of the market town of Petersfield, where you can join the A3 London to Portsmouth road and take the train on the London Waterloo to Portsmouth Harbour line. East Meon has a village store and post office, two public houses one of which is a Gastro pub, village school and church. Surrounded by beautiful countryside of rolling downs, fields and woodland, there are an abundance of bridle paths and lanes ideal for walking, riding and cycling.

## Local authority

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

## Tenure

Freehold

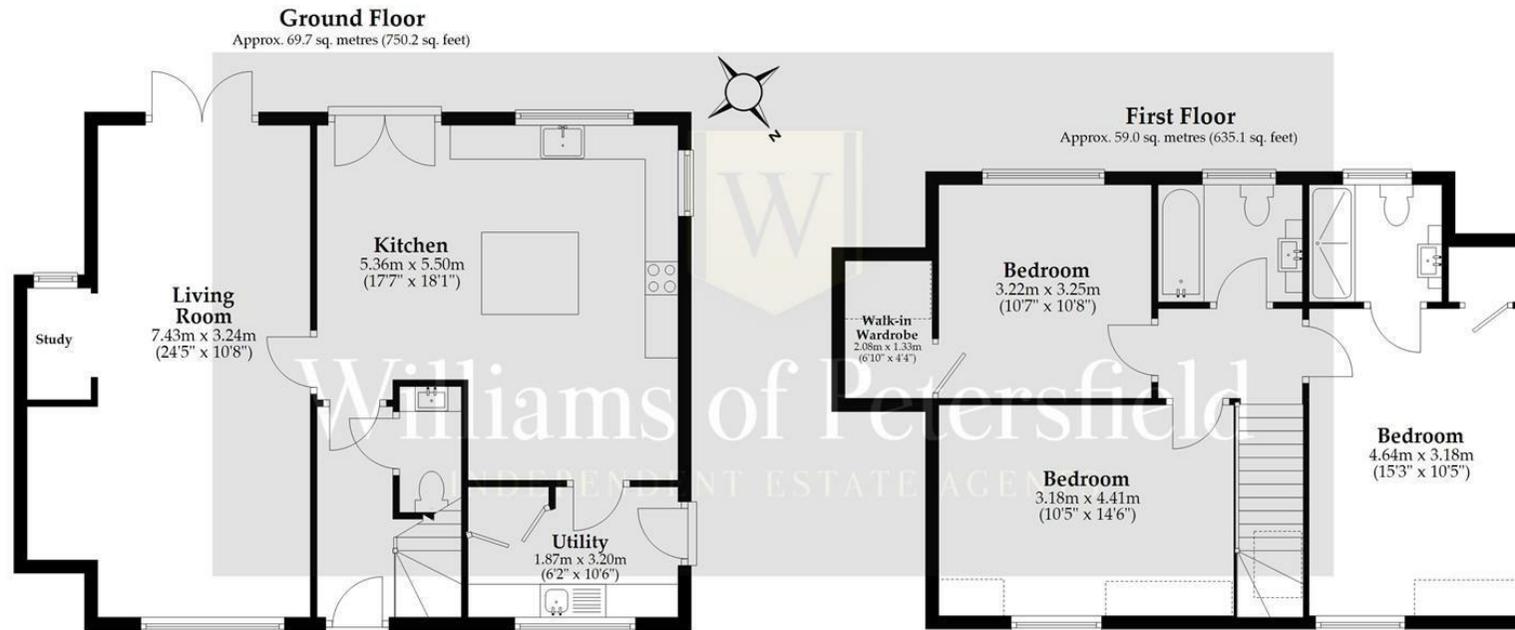
## Additional Information

All main services  
EPC - B / Tax Band - D

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

**Williams of Petersfield**

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.