



COMPTON COTTAGE

Frogmore Lane, East Meon, Hampshire GU32 1QH





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

COMPTON COTTAGE

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An exceptional and stylish edge of village country house with annexe set in just under 3.7 acres.

Accommodation

Reception hall | Cloakroom | Drawing room | Sitting/family room | Kitchen/dining room
Pantry | Utility room | Plant room

Principal bedroom suite with dressing area and en suite bathroom

Bedroom 2 with en suite shower room | 2 further bedrooms | Bathroom

Detached double garage with annexe/office above comprising:
2 rooms including kitchen area and shower room

Detached workshop and separate garage/garden store | Extensive parking

Landscaped gardens, orchard and field/paddock of approximately 2.86 acres (1.157 ha)

Additional field/paddock of approximately 0.88 acres (0.356 ha)

Petersfield 5.2 miles | Alresford 12.4 miles | Alton 14 mile | Winchester 17.3 miles

Guildford 30.7 miles | Main line station and A3(M) at Petersfield

Main line station and M3 at Winchester.

(Mileages are approximate)





SITUATION

The property is situated in the small, pretty hamlet of Frogmore on the edge of the highly regarded village of East Meon. East Meon is a thriving village which has two pubs, a church, a village shop, primary school, 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 also provides access to the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. There is an excellent range of educational facilities in the area including Bedales, Churcher's College and Ditcham Park School in the private sector and TPS and Bohunt in the state sector, together with further choices in Winchester and Alresford. 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, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.





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An attractive and extremely stylish Grade II listed cottage of character, which was significantly enhanced, updated and enlarged in 2022 by the current owners to now provide a very environmentally enhancing, low energy performing home, run by a combination of an air source heat pump providing heating, hot water and underfloor heating in the main house and solar PV panels. Arranged over two floors, the property is beautifully appointed throughout providing comfortable, light and welcoming accommodation, retaining many character features including open fireplaces housing two woodburning stoves, attractive stone and brick walling and exposed timbers whilst carefully combining with more modern conveniences and practical elements attributed to current day living.



THE ANNEXE / OFFICE

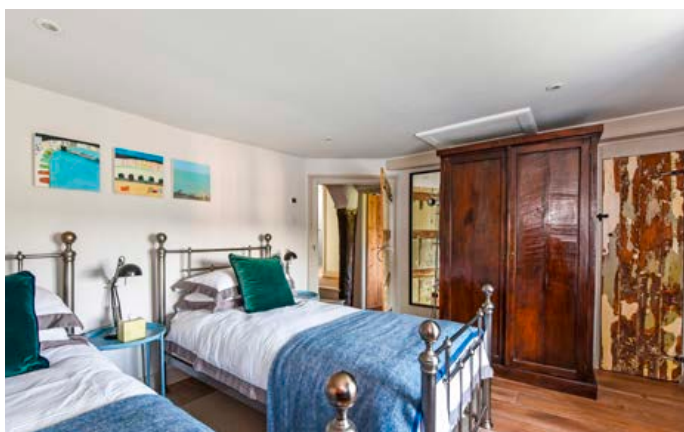
Located in a separate building just a few yards away from the main house is the Annexe / Office, which is notably light and stylish in its presentation and layout, currently 'open plan' with a fully fitted kitchen and separate shower room, and it could be adapted with ease to create a two bedroom, self contained annexe. The Annexe / office is situated above the double garage and has level access to the gardens.

OUTSIDE

The property is approached via a gravel drive providing extensive parking and access to the detached double garage - which houses a wall mounted EV charging point. A further detached outbuilding offers a workshop and separate garage / garden store.

The gardens are another delightful feature of the house, having been attractively landscaped to offer differing 'areas' to relax, entertain and enjoy the wonderful views and rural surroundings and include formal lawned areas, an orchard and a separate field / paddock, extending in all to approximately 2.86 Acres (1.157 ha).

Located across the lane from the property is a further field / paddock, extending in all to approximately 0.88 Acres (0.356 ha)



Approximate Gross Internal Floor Area

House: 255.5 sq m / 2750 sq ft

Outbuildings: 125.6 sq m / 1352 sq ft

Total: 381.1 sq m / 4102 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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GENERAL REMARKS

Agent's Notes:

- Broadband – Superfast Fibre Broadband
- Mobile phone coverage – Good
- Mainly brick and tile construction
- Not a mining or flood risk area

Services

Mains water and electricity. Underfloor heating throughout the main house. Air source heat pump and solar panels provide hot water and heating. Mains drainage. Smart technology controls the heating and solar. EV charging point.

EPC Rating

B83

Tenure

Freehold

Local Authority

East Hampshire District Council
www.easthants.gov.uk
01730 266551

Postcode

GU32 1QH

Directions

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 turning left onto Church Street and following the road around to the left onto the High Street. Proceed through the village passing the Izaak Walton public house on the left and after a short distance, turning left onto Frogmore Lane. Continue along Frogmore Lane for approximately 0.2 miles where the entrance to the property will be found on the left hand side.



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Viewings

By appointment with BCM LLP only.

Selling Agent

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