



CROSS HOUSE

High Street, East Meon, Hampshire, GU32 1NW

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Hampshire, GU32 1NW

A well-presented five bedroom
detached house in the heart of
the popular village of
East Meon

Accommodation

Main bedroom with ensuite bathroom
Four further bedrooms and a family bathroom

Kitchen/breakfast/family room
Sitting room | Study/playroom
Utility Room | Cloakroom | Cellar

Walled garden | Private off-road parking
Double Garage with gym and accommodation
above

Approximately 2214 sq ft

EPC: E41

Petersfield (and mainline station to London
Waterloo) 5 miles | Winchester 15.5 miles
Guildford 30 miles | London 61 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



CROSS HOUSE

A well-presented five bedroom detached home in the heart of the village. The ground floor consists of a fabulous kitchen/ breakfast/family room which is partly vaulted, creating a lovely light space.

The well-appointed kitchen, with electric AGA, is open plan with the family room, creating a fabulous space for modern day living, and there is also a useful utility space. The playroom/study is at a lower level, just off the kitchen, providing extra living space as required. The large sitting room is full of character, with exposed beams, log burner, wooden floors and is triple aspect. A few steps up from the hallway, on a half landing, is the family bathroom and an additional cloakroom. On the first floor is the main bedroom with large ensuite and two further double bedrooms. The second floor consists of two attractive attic bedrooms, one with WC attached. There is ample storage throughout the property as a result of recent renovations and lovely views from every room.

OUTSIDE

Outside there is a delightful walled garden, mainly laid to lawn with well-established borders and raised vegetable beds. A paved terrace wraps around the back of the house, with two sets of French doors leading out from the kitchen/ family room. A path leads to the double garage with EV

charging point, gym attached and fantastic bedroom with kitchenette, ensuite shower room above. There is private parking for two cars in front of the garage.

SITUATION

Situated in the heart of the village, with the River Meon passing the rear of the house, 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.

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, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.

Approximate Floor Area
Main House = 205.7 sq m / 2214 sq ft
Garage = 68.6 sq m / 738 sq ft
Cellar = 10.4 sq m / 112 sq ft
Total = 284.7 sq m / 3064 sq ft



Not to scale. For identification purposes only.



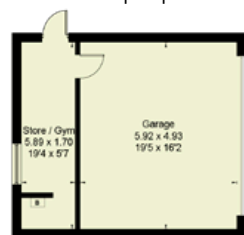
Lower Ground Floor



Ground Floor



Raised Ground First Floor



Ground Floor - Garage
(Not Shown in Actual Location / Orientation)



First Floor - Garage Annex



First Floor



Second Floor

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order - nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

We understand that there is a right of access at the rear of the property - outside of the fenced garden - for the water company to access the river for maintenance purposes.

Services

House: Mains water, oil fired heating, electric AGA and mains drainage

Annexe: Mains water, electric heating and private drainage

Broadband availability

Fibre

Mobile/Internet Coverage

Good

Tenure

Freehold with vacant possession.

Construction

Brick and Flint

Local Authority

East Hampshire District Council
www.easthants.gov.uk
01730 26655

Council Tax

House: Band F
Annexe: Band A

Postcode

GU32 1NW

Directions

On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. Follow the A272 for 1.8 miles through Stroud and onto Langrish and then turn left signed to East Meon. Proceed to East Meon and go down the hill and when you come to the church turn left signed to the village centre. Proceed along for 100 yards and just beyond the Olde George Inn turn right signed to the School. Cross House is just beyond the shop on your right. Park in the village hall car park off Workhouse Lane, which is just ahead of you, and walk back.

Parking

Private parking for two cars and a double garage

What3Words

///dote.annual.mildest

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill
4 Lavant Street, Petersfield, Hampshire
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NB: Details and photographs dated March 2025.

Petersfield

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