



DRAYTON COTTAGE

East Meon, Petersfield, Hampshire GU32 1PW



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Hampshire GU32 1PW

An exceptionally located
charming country cottage in the
picturesque Meon Valley within
reach of Petersfield, Winchester
and the South Coast.

Accommodation

3 reception rooms, study, conservatory
4 double bedrooms | 2 bathrooms
(1 en suite) | kitchen/breakfast room
utility room, cloakroom, entrance hall

Double garage with workshop
Within South Downs National Park
Garden of approx. 0.366 acres (0.148 ha)

2,433 sq ft (226 sq. m)

Petersfield 6 miles | Winchester 14 miles
Portsmouth 21 miles | London 69 miles
Station at Petersfield with services to
London Waterloo
(Mileages are approximate)





DRAYTON COTTAGE

Drayton Cottage is an extended and much-loved country home in a beautiful river valley setting. It has a distinctly light interior with exposed timbers and flint walls in parts. All rooms offer a variety of views of the delightful surrounding countryside. The flagged floor and exposed flint wall of the entrance hall set the tone upon entering. A solid oak staircase leads upstairs to a light landing, the bedrooms and bathrooms. The spacious lounge has an open fire as a focal point and opens to a courtyard which in turn leads to the upper garden. The beamed dining room and cosy snug provide views of the river and fields; each has a wood burner.

The kitchen catches the morning sun with views of the river valley. It has a good range of cabinets/units and an electric Rangemaster cooker. A separate utility room lies off it. Upstairs the main bedroom has an exposed brick chimney and a large en suite offering further views of the hills to the north, east and west. Currently, the adjacent bedroom is arranged as a dressing room and can be reinstated as the fourth double bedroom. The first floor contains two further double bedrooms and bathroom.

OUTSIDE

There are well stocked gardens on either side of the house creating a beautiful and mature setting. To the north the garden is level set mainly to lawn with a summerhouse. To the south, the terraced garden rises up offering lawns and dedicated spots for enjoying the outstanding views. The bank behind the house contains wildflowers. A double garage and workshop lie away from the house across a gravel parking area.



GENERAL REMARKS

Directions: GU32 1PW

On arriving at Petersfield on the A3 take the exit signed to Winchester A272. Follow the A272 for 1.8 miles through Stroud and onto Langrish and then fork left signed to East Meon. Proceed to East Meon, pass the church and carry straight on out of the village towards West Meon. Go along for 1 mile where Drayton Cottage will be found on the left-hand side opposite white railings by the river.

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property

Flooding

Very low risk (gov.uk).

Services

Mains electricity, mains water, septic tank and LPG heating, LPG or immersion hot water.

Broadband availability

Standard
(according to Ofcom).

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill

4 Lavant St, Petersfield

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t: 01730 262600 e: petersfield@bcmwilsonhill.co.uk

NB These particulars are as at June 2025.

Mobile/Internet Coverage

Indoor limited/Outdoor likely
(according to Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council

Council Tax Band

G

EPC

D61



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

Approximate Floor Area = 226.0 sq m / 2433 sq ft
 Garage & Workshop = 39.0 sq m / 416 sq ft
 Total = 265.0 sq m / 2849 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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Petersfield

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