



Giants Cottage, East Meon

Price Guide: £975,000



Williams of Petersfield
INDEPENDENT ESTATE AGENTS

Giants Cottage, Oxenbourne Lane, East Meon, Hampshire, GU32 1QL

A picturesque classic country four bedroomed detached property of note. Named after the large feature flint giant's face set into the front elevation, the property is believed to date from around 1680.

Located in a rural lane with outstanding views, Giants Cottage features a thatched roof with bedroom windows set into symmetrical brows and paddock currently used for sheep grazing (total in all, including formal gardens and chicken run, approx. 1..3 Acres).

The property offers accommodation comprising:

- Enclosed entrance porch
- "L" shaped sitting room and dining room with wood burning stove and casement doors to rear terrace, rural views to front.
- Sitting Room/Snug with fireplace
- Kitchen with "Shaker" style storage units, wild granite and timber working surfaces
- Utility/Boot Room with fitted storage units and door to flagged terrace
- Study with one of two staircases leading to first floor
- Workshop (suitable for conversion into further living accommodation subject to normal approvals)
- Principal staircase to first floor
- First floor bathroom (one)
- Ground floor bathroom (two)
- Four bedrooms

Please note: a further paddock on the western side of Oxenbourne Lane of approximately 1.25 acres is available through separate negotiation.



Outside:

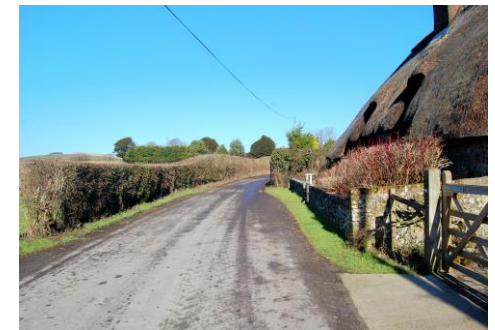
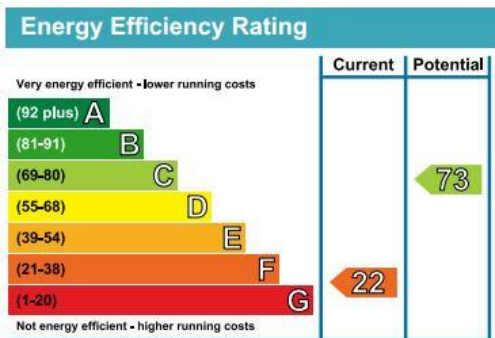
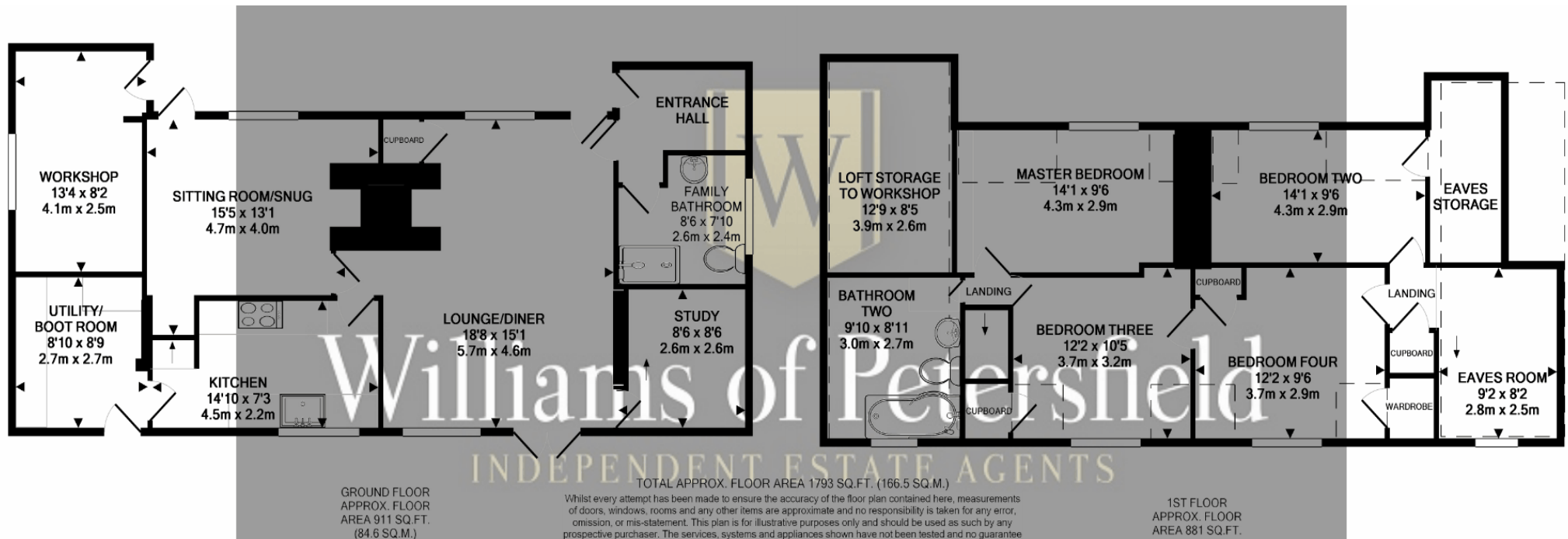
Attractive flint and brick elevations (incorporating Giants Face) under classic thatched roof. To the front; attractive established garden bounded by brick and flint wall with iron access gate, to one side vehicular access five bar gates and block paviour driveway to ample parking also leading to detached garage with power supply. At the rear of the property; generous flagged terrace leading to formal gardens and lawns. A chicken run is situated to one side of the property with screening hedge and lawn extending to the left of the property, a brick storage shed is also situated in this area. Beyond the formal grounds lies a paddock currently used for sheep grazing. The grounds are bounded on the southern curtilage by the River Meon.



Situation:

Located in a country lane on the edge of East Meon, approximately 4.5 miles from the delightful old market town of Petersfield, rail and road connections to London and the South Coast. The town offers good educational options and a wide range of leisure opportunities. This picturesque Hampshire village, the highest in the Meon Valley, is surrounded by the South Downs National Park. East Meon may have started life somewhere between 400 and 600 AD and there are Bronze Age burial barrows within the parish which date back to around 2,000 BC. Close to the church is the old Court House, with a medieval hall dating from the late 14th century. The village also has a shop with Post Office facilities, a number of Bed and Breakfast establishments and two pubs; Ye Olde George and The Izaak Walton (named after the famous angler). The village also boasts a well-regarded infant's school. The area also provides many well-known walks.





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