



# THE OAST HOUSE & THE COTTAGE

Lower House Farm, East Meon, Hampshire



# A CHARMING COTTAGE, OAST HOUSE AND LARGE ATTACHED FLINT BARN WITH PLANNING PERMISSION OVERLOOKING A COURTYARD GARDEN

## Summary of accommodation

Entrance hall | Cloakroom | Sitting room | Study area | Kitchen/dining room | Utility room

Two bedrooms | Bathroom | Box room

Oast House with sitting room, kitchen/breakfast room, bedroom and bathroom

Garage | Gardens

**In all about 0.46 acres**

**Distances:** East Meon 1 mile, Petersfield 4.6 miles

(All distances are approximate)

# THE PROPERTY

Set in the glorious countryside of the South Downs National Park, on the edge of the sought-after village of East Meon, the property comprises a charming two-bedroom cottage with a unique one-bedroom Oast House attached and has planning permission to be extended. In addition there is a substantial flint barn, currently used as part of the main residence as a gym and for storage and has a Mill Race. There is planning consent for conversion into two individual cottages.

The Cottage has a welcoming entrance hall which leads into a spacious L-shaped sitting room with a working fireplace. A well-fitted kitchen/dining room and a large utility room. There is also a cloakroom. Upstairs are two spacious double bedrooms, a study or storeroom and a family bathroom. The Oast currently has a kitchen/breakfast room and spacious sitting room. There is also a basement below the sitting room. Upstairs is a small study area, a double and bathroom. There is planning to add an additional bedroom.



# OUTSIDE

The property is approached via a driveway to a parking area. The garden lies to the front of the property and is laid mainly to lawn and bordered by well-stocked flower beds. On the area side of the property and by the flint barn is a lawned courtyard garden.

# PLANNING PERMISSION

Planning has been granted for the conversion of the flint barn in to two residential units, and the Oast to provide a second bedroom. The Planning references are SDNP/23/03414/FUL & SDNP/25/01662/CND. More details from the selling agents.

# LOCATION

Set amid unspoilt countryside, East Meon offers an idyllic rural lifestyle with an extensive network of footpaths and bridleways close at hand. Despite its tranquil setting, the village is conveniently located just five miles from Petersfield, providing direct London rail services, access to the A3, and easy routes via the A272 to Winchester (approximately 15 miles).

East Meon enjoys a thriving village community with a public house, a local shop, primary school, church, and an active village hall. Local schools in the area include Bedales, Churcher's College, Ditcham Park, and The Petersfield School.



# PROPERTY INFORMATION

**Tenure:** The property is freehold and will be sold with vacant possession.

**Local Authority:** SDNP/East Hants

**Council Tax:** Cottage – E and Oast House – B

**EPC:** D

**Services:** Shared private drainage, oil fired central heating. Mains water and electricity.

**Broadband:** Fibre to the premises.

**Viewings:** Strictly by appointment with the agents.





Approximate Gross Internal Area = 4707 SQ.FT (437.3 SQ.M)  
 (including garage / eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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