

LANGRISH, NR PETERSFIELD  
SOUTH DOWNS NATIONAL PARK





**LANGRISH  
NR PETERSFIELD  
HAMPSHIRE**

A STYLISH BARN CONVERSION WHICH HAS BEEN EXTENSIVELY REMODELLED AND REFURBISHED BY THE CURRENT OWNERS AND IS SITUATED IN THE HEART OF THE SOUTH DOWNS NATIONAL PARK WITH APPROXIMATELY 3 ACRES OF GROUNDS. THIS EXCITING 4/5 BEDROOM PROPERTY OFFERS LIGHT AND SPACIOUS, WELL APPOINTED ACCOMMODATION WITH CONTEMPORARY STYLING, AND THE BENEFIT OF DETACHED DOUBLE GARAGE WITH STUDIO OVER PLUS STABLE BLOCK IN THE GROUNDS.

**ACCOMMODATION**

4/5 BEDROOMS, EN SUITE SHOWER ROOM, OPEN PLAN SITTING/KITCHEN/ DINING ROOM, STUDY/BEDROOM 5, MEZZANINE FAMILY ROOM, CLOAKROOM, FAMILY BATHROOM, DETACHED DOUBLE GARAGE WITH STUDIO.

**The Country House Company**

**02392 633026**

[katep@countryhousecompany.co.uk](mailto:katep@countryhousecompany.co.uk)

[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)









### Description

This stylish home offers an attractive arrangement of versatile, contemporary accommodation with high specification fixtures and fittings throughout plus it has the benefit of approximately 3 acres, a stable block and a detached double garage with studio. In our opinion this could be fully converted (STPP) to provide ancillary accommodation if required.

On the ground floor, on a split level, is the impressive open plan principal reception room which includes the contemporary kitchen with dining area and stunning sitting room with vaulted ceiling, attractive exposed timbers, multi fuel stove and fully glazed full height apex panel with bifold doors.

Accessed from this room, are two mezzanine areas currently arranged as a bedroom and family room.



The remaining bedrooms are position on two floors and are separated from the main living space via an inner hallway with two on the ground floor, with a family bathroom and separate cloakroom and two further bedrooms on the first floor, one with the benefit of an en suite shower room.

### Outside

The property is slightly elevated and positioned in a courtyard style setting. There is private parking for several cars which leads to the detached double garage.

Steps rise to the garden which is laid mainly to lawn with raised terrace, mature shrub beds and ornamental tree specimens.

The paddocks with block of 4 stables are accessed from the garden with a field gate at the far end onto the lane.

### Situation

Langrish is surrounded by protected countryside and there are footpaths and bridleways in abundance,



yet it is easily accessible to Petersfield (2.7 miles) with its London train services, the A3 and the A272 to Winchester (17.1 miles).

Well regarded schools within the area include Bedales, Churcher's College, Ditcham Park and The Petersfield School.

**Services:** Mains electricity, drainage and water. Oil-fired central heating.

**Local Authority:** East Hants Council

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

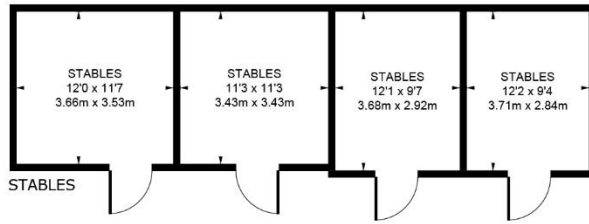
Email: sales@countryhousecompany.co.uk

**Directions:** From the A272 take the turn for Langrish and East Meon and the property is on the left-hand side just opposite the green.

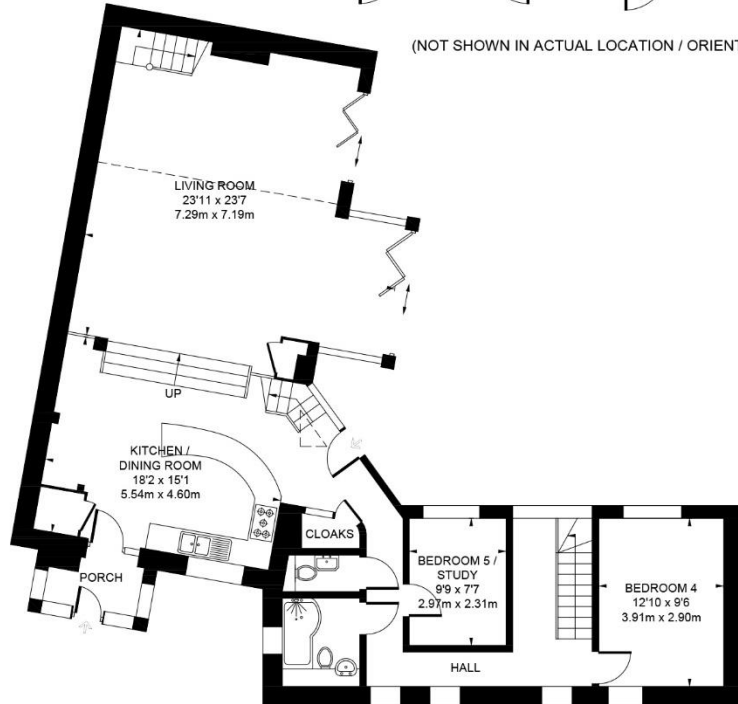
Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



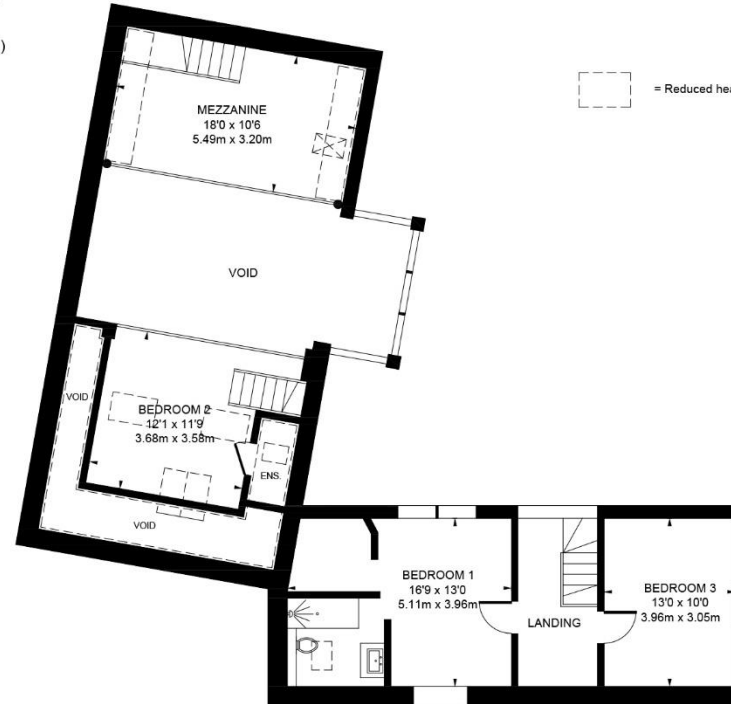




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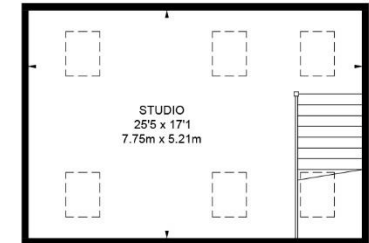


GROUND FLOOR  
APPROX. FLOOR  
AREA 1300 SQ.FT  
(120.8 SQ.M)

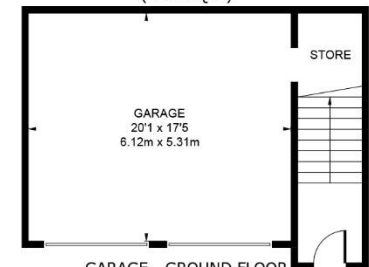


FIRST FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT  
(57.2 SQ.M)  
(EXCLUDING VOID / MEZZANINE)

= Reduced headroom below 1.5m / 5'0



GARAGE - FIRST FLOOR  
APPROX. FLOOR  
AREA 442 SQ.FT  
(41.1 SQ.M)



GARAGE - GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT  
(41.8 SQ.M)  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**TOTAL APPROX. FLOOR AREA 1916 SQ.FT (178 SQ.M)**

**MEZZANINE 195 SQ.FT (18.1 SQ.M)**

**GARAGE 892 SQ.FT (82.9 SQ.M)**

**STABLES 518 SQ.FT (48.1 SQ.M)**

**TOTAL 3521 SQ.FT (327.1 SQ.M)**

**(EXCLUDING VOID)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

