



Tollbar Cottages, Langrish

Offers Over £500,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Tollbar Cottages, Langrish

Set in the charming village of Langrish, this beautifully extended 1950s chalet bungalow offers the perfect blend of character, modern comfort, and breath-taking countryside views. With scenic walks on your doorstep, Langrish School nearby, and Petersfield town centre just a short drive away, this is a home that truly embraces the best of rural living.

A generous driveway provides ample parking for 3-4 cars, leading to a welcoming porch. Step inside to discover a thoughtfully designed home enhanced with underfloor heating, solar panels which provide the hot water, and a heat pump. Starting with the impressive open-plan kitchen and dining area. Featuring integrated appliances, a breakfast bar, and stunning skylights, this bright and airy space is perfect for entertaining. Large patio doors open out to uninterrupted views of rolling fields, seamlessly blending indoor and outdoor living.

The ground floor also boasts a spacious double bedroom with skylights that flood the room with natural light, as well as a stylish shower room. The characterful yet elegant living room, complete with a charming bay window and fireplace, provides the perfect space to unwind. A separate utility room offers additional storage.

Upstairs, the second bedroom benefits from a modern en-suite, while a versatile additional space offers flexibility and could be used as a third bedroom, be used as a study, dressing area, or creative space.

The beautifully landscaped garden is designed for both relaxation and practicality, featuring a patio perfect for outdoor dining and a pathway leading to the detached studio. With floor-to-ceiling glass windows capturing the stunning countryside views and plumbing already in place, this space holds fantastic potential as a fourth bedroom within a self-contained annexe, home office, or creative studio.

Viewing is highly recommended.

Council Tax - C
EPC - C



Location - Langrish

The property is located in the semi-rural village of Langrish which is situated a few miles west of Petersfield just off the A272. Langrish benefits from a primary school which has one of the best of-sted reports in the area. The nearest local pub/restaurant called The Seven Stars which is located in in Stroud. The village is located in the newly formed South Downs National Park and is surrounded by beautiful countryside. The nearest town to Langrish is Petersfield. Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link to connecting Portsmouth and London. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national Beauty and within the boundary of the newly created South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London Route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

Local authority

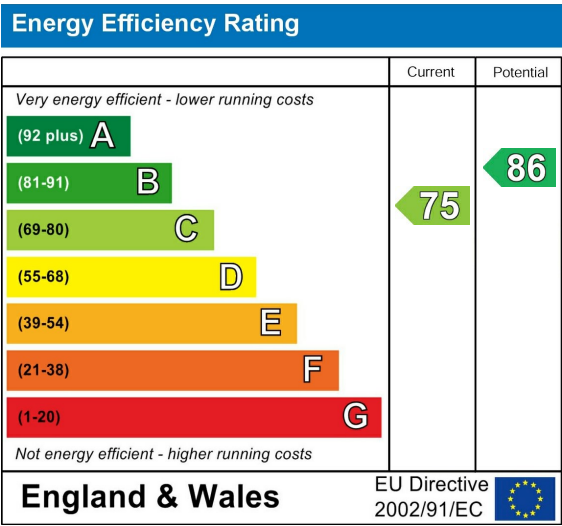
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

Air source heat pump - under floor heating
Solar panels for hot water
Septic tank shared between cottages

Tenure

Freehold



Tollbar Cottages, Langrish, Petersfield, GU32

Approximate Area = 1085 sq ft / 100.7 sq m

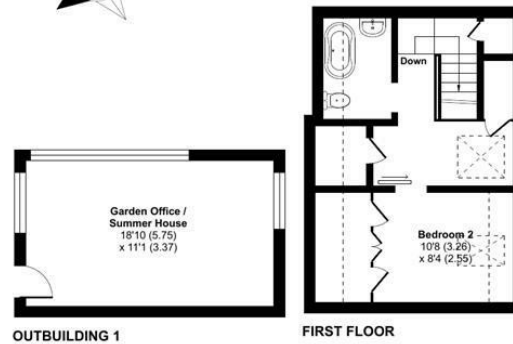
Limited Use Area(s) = 56 sq ft / 5.2 sq m

Outbuilding = 315 sq ft / 29.2 sq m

Total = 1456 sq ft / 135.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Williams of Petersfield. REF: 1244779

Williams of Petersfield

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