



---

CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road:- East Meon 2 miles, A3 2 miles, Buriton 3 miles, Petersfield 4 miles, Clanfield 5 miles

## Stables and Land at “Brownings Meadows”, Oxenbourne Lane, East Meon, Petersfield, Hampshire, GU32 1QP



9.06 acres (3.67ha) of permanent pasture grazing and equestrian land  
with 6 field shelters/stabling and yard all set in a tranquil setting  
with riding out into the South Downs

Offers Invited for the Freehold with Vacant Possession

Price Guide £285,000

**LOCATION & DIRECTIONS:** See attached Location Plan.

This interesting property is situated to the south of Oxenbourne Lane, in a tranquil rural setting with distant views into and across the South Downs National Park, situated midway between the villages of East Meon and Buriton, a short distance west from the A3.

From the centre of East Meon, take the High Street south out of the village, continue for about half a mile. Turn left onto Oxenbourne Lane and stay on Oxenbourne Lane for about a mile. The shared field entrance is situated on the right hand side. Go through the gate and over the short stone track (10m) and the field shelter, stable yard and paddocks are in front of you.

From the A3, heading south, exit at Buriton. At the round-about take the first exit, back under the A3, then turn immediately right onto Weston Lane. After 30m turn left on Ramsdean Lane, continue for 2 miles, past Lime Kiln Lane on your left hand side. The land is situated a further 200m on the left hand side, accessed via the short right of way.

What3Words:///visits.thousands.hardens

**DESCRIPTION:**

The property extends to **9.06 acres** (3.67ha), comprising two rectangular field parcels of permanent pasture. The land which gently rises to the south, is fenced with post and rail fencing, with two small fenced coppices in the corners of the paddocks. The soils are freely draining lime rich loamy soils.

The property benefits from a stoned yard area, with four 12ft x 12ft field shelters and an 18ft x 12ft field shelter, plus a further 18ft x 12ft field shelter within the first paddock.

The land is accessed via a short shared right of way over a stoned track from Oxenbourne Lane to the land of approximately 10m.

The property is situated within the South Downs National Park, and benefits from excellent out-riding, with a number of by-ways and bridleways immediately adjoining offering safe off-road hacking up into the Downs, Butser Hill, Teg down, Queen Elizabeth Country Park, Barrow Hill and Leydene.

**SERVICES:**

Mains water is connected to the property, with water in the yard and field troughs in each parcel of land. There is an SSE line crossing the land.

**TENURE AND POSSESSION:**

The land is registered with HM Land Registry and forms part of Title No's SH6639 & HP572661. Copies are available from the Selling Agent.

The freehold interest is being offered for sale with full vacant possession on completion.

**METHOD OF SALE:**

We are inviting offers for the freehold by Private Treaty with Vacant Possession.

**VIEWINGS:**

Please register your interest with the Selling Agent before undertaking a viewing. Viewing is possible on foot only without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these Sale Particulars. You can pull in and park off the road when viewing. Please take care when viewing as the great outdoors contains unexpected hazards. You should exercise common sense and caution.

**CONTACT:**

Tim Gardner or Henry Brice at Ian Judd and Partners LLP.

Tel: 01489 896422 or Email: [henry@ianjuddandpartners.co.uk](mailto:henry@ianjuddandpartners.co.uk) or [tim@ianjuddandpartners.co.uk](mailto:tim@ianjuddandpartners.co.uk)











East Meon



Right of Way Access

Green Lane

Green Lane

9.06 acres

123.6m

Brownings Hill

Hill Hampton Farm

Green Lane

Brownings Hill

Summerhouse Copse

LIMEKILN LANE

Lythe Cottage

The Booby

Lythe House Farm

Tennis

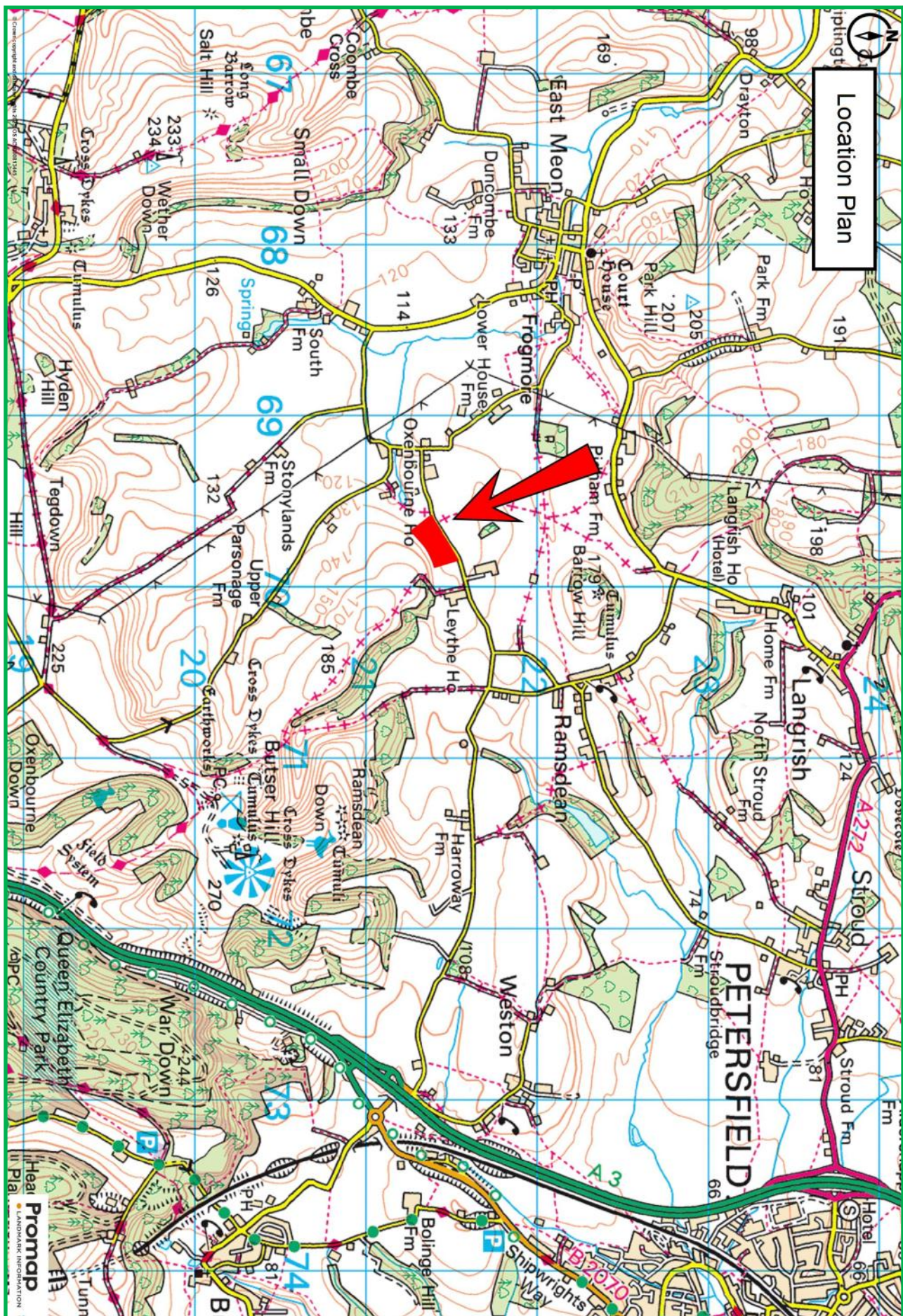
Petersfield,  
A3, Burton



© Crown copyright and database rights 2025, OS AC0000813445







IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, build-ing regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquir-ies in this regard. 4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.

December 2025