



BY DESIGN

East House East Street Titchfield
PO14 4AD

A substantial Georgian Grade II Listed Building in the historic village of Titchfield

East House is on the corner of Church Path and East Street within a few minutes walk of the village square and all the amenities it has to offer. Meon Shore is a few minutes drive where there is an opportunity to pursue a wide variety of water sports. If you want something less energetic there is a lovely 40 minute walk along the Titchfield Canal to Titchfield Haven Nature Reserve home to a diverse selection of native and migratory birds.

EAST HOUSE is a rare and individual home in the historic village of Titchfield renowned for its 7th century church, the oldest in Hampshire, Titchfield Abbey ruins with connections to Henry VIII and Charles I, the Great Barn where it is thought that William Shakespeare first performed Twelfth Night and its proximity to Titchfield Haven Nature Reserve and Meon Shore beach overlooking the Solent and Isle of Wight. Meon Shore is a popular location for watersports enthusiasts such as open water swimming, paddle boarding and kayaking to kite surfing, wing foiling or just walking on the beach. There are 2 popular Sailing Clubs at Hill Head which is only 10 minutes by car or a 40 minute walk along a canal dug by the Monks to take their produce from Titchfield to Hill Head Harbour.

The Village Square is a few minutes' walk away where there are 2 Convenience Stores, one with a Post Office, 3 Pubs (one in East Street) a pharmacy, several cafes and independent shops including an established family butcher and a reputable jewellers. There is a doctor's surgery, dentist and primary school in the village, all of which are within easy walking distance and West Hill Park Prep School is at the top of West Street.

There is a very active community with a number of clubs and societies for residents to join including Friends of St Peters Church, the Titchfield Historical Society, The Titchfield Festival Theatre and the recently established eco Titchfield group.

This home has been meticulously maintained and upgraded, all in keeping with its Georgian heritage, to create a wonderful family home. The mature and well established south facing garden with its enchanting pond and attractive garden room create a fabulous outside space.

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Key features

Reception Rooms

The accommodation is spread over 3 floors with a front door and fabulous lion's head door knocker opening on to an inner Entrance Hall and Dining Hall with its stunning 17th century French flagstone floor and plenty of space for entertaining. From here there is access to the very well fitted Mark Wilkinson Kitchen that includes a 4 oven gas Aga, separate Neff hob and oven, stainless steel sink, Bosch dishwasher and American style fridge freezer. A walk in pantry and ample space for a table and 8 chairs. Double French doors lead out on to the private gravelled drive and rear garden. Access to the Study, a family Sitting Room and separate more formal Drawing Room with its captivating open fireplace and box sash windows are all from the dining hall, as is access to the rear hall that is also used as a Boot Room with a door that leads to the rear garden. There are flagstone floors to the rear hall and inner hall from where the original staircase leads to the first floor with an impressive full height arched window on the half landing.

Bedrooms

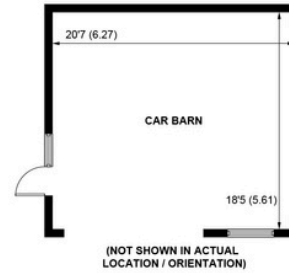
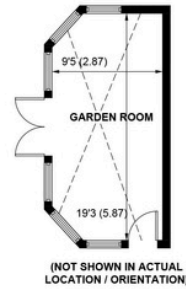
On the first floor there is a bathroom featuring a fixed rainfall shower over the bath with an integrated handheld shower, a toilet, hand basin and full-length heated towel rail. The Master Bedroom with adjoining Dressing Room with fitted wardrobes and 2 Guest Bedrooms are also on this floor. A further staircase leads to the second floor with 2 more Bedrooms featuring exposed beams and a Bathroom recently refitted with a free-standing double ended bath with traditional cranked bath and handheld shower mixer tap, a toilet, wide hand basin and combined radiator and heated towel rail.

Outside

East House is approached from East Street via electric double wrought iron gates that lead on to a sweeping gravel driveway which opens up onto a substantial parking and turning area with a fabulous old open timber-framed garage and workshop. A neo Georgian garden room with full-length sash windows and French doors, and is effectively an external reception room looking out over the pond onto the well planned, maintained and mature, south-facing garden incorporating a large terrace that captures the sun all day. The large lawn area, surrounded by flower beds with an extensive mix of herbaceous, perennial and exotic plants and shrubs, is big enough for family ball games or a marquee garden party. This year, along with some others, it was open to the public as one of the "hidden gems" in the village.



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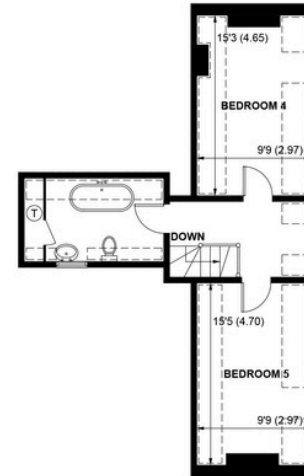
⋮ = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2823 SQ FT / 262.3 SQ M

OUTBUILDING = 549 SQ FT / 51.0 SQ M

TOTAL = 3372 SQ FT / 313.3 SQ M

(INCLUDING CAR BARN)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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National audience
local knowledge