



UNDERWOOD COTTAGE

Langrish, Petersfield, Hampshire GU32 1QY



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Hampshire GU32 1QY

A picturesque Grade II listed thatched cottage with delightful gardens and light woodland, in all approximately 1.81 Acres (0.732 ha)

Accommodation

Reception Hall | Sitting Room
| Dining Room | Kitchen / Breakfast Room | Bathroom | 2 Cloakrooms
| 3 Bedrooms | Parking | Detached Garage with Workshop and Office / Studio above | Attractive Cottage Gardens and Light Woodland in all approximately 1.81 Acres (0.732 ha)

Petersfield (and mainline station to London Waterloo) 2.9 miles | Winchester 16 miles | Chichester 26 miles | Guildford 29 miles | Mileages and times approximate





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A picturesque Grade II listed thatched cottage of much charm and character offering a wonderful mix of character features including exposed timbers, fireplaces and wooden flooring with more contemporary features attributed to current day living including air source heating, modern fitted kitchen, generous bathroom and underfloor heating. Believed to originally date back to c. 1660, the property underwent a significant redevelopment in 2021 and conveys a warm, welcoming and cosy feel throughout.

OUTSIDE

The cottage is approached by a rising drive providing parking and access to the detached garage. The gardens are beautifully landscaped offering a formal terrace, mature flower beds, expansive lawns and to the rear of the cottage, rising steps lead through a large expanse of light woodland to wonderful elevated views of the surrounding countryside at the top. In all the gardens and grounds extend to approximately 1.81 Acres (0.732 ha).



SITUATION

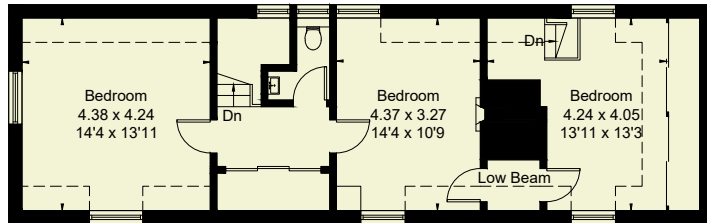
The property is located in the attractive village of Langrish which lies in the heart of the South Downs National Park, situated between Petersfield and Winchester. Langrish offers a highly regarded primary school with more comprehensive shopping and recreational facilities located at Petersfield. The larger centres of Winchester and Guildford are also within reasonable driving distance, as are the harbours and creeks of the South Coast. There are an excellent range of educational facilities in the area including Bedales, Churcher's College and Ditcham Park School in the private sector and TPS in the state sector. The surrounding countryside is criss-crossed by footpaths and bridleways providing excellent scope for walking, riding and a variety of country pursuits which include The South Downs Way, located at East Meon.



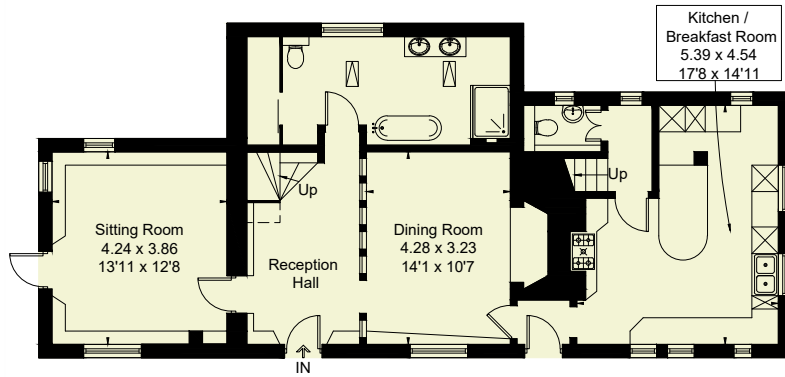
Approximate Floor Area = 160 sq m / 1722 sq ft
 Garage / Workshop = 33.7 sq m / 363 sq ft
 Outbuilding = 30.3 sq m / 326 sq ft
 Total = 224 sq m / 2411 sq ft



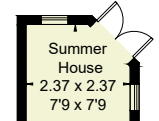
☐ = Reduced head height below 1.5m



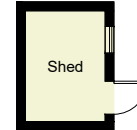
First Floor



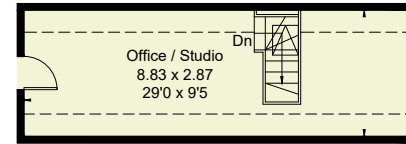
Ground Floor



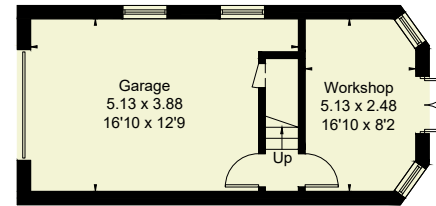
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Garage - First Floor



Garage - Ground Floor

(Not Shown In Actual Location / Orientation)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity. Private drainage. Air Source Heat Pump.

Broadband availability

Ultrafast available (Ofcom)

Mobile/Internet Coverage

Good outdoor/limited indoor (Ofcom)

Tenure

Freehold with vacant possession.

EPC Rating

C69

Local Authority

East Hampshire District Council
www.easthants.gov.uk
 01730 266551

Council Tax

Band G

Postcode

GU32 1QY

Directions

From Petersfield head west on the A272 towards Winchester. Go through Stroud and onto Langrish (approximately 2 miles) passing the church on the left and as you start climbing the hill, the entrance to Underwood Cottage is approximately 0.1 miles on the left hand side.

What3Words

///flagpole.hobble.
 passenger

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill
 4 Lavant St, Petersfield
 GU32 3EW
 t: 01730 262600
 e: petersfield@bcmwilsonhill.co.uk

NB Brochure and photographs dated May 2026.

IMPORTANT NOTICE

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Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

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