



PARSONAGE BARN

Oxenbourne Lane, East Meon



PARSONAGE BARN EAST MEON

Converted barn combining rustic character with contemporary comfort, offering exceptional equestrian facilities and a range of versatile outbuildings.



Local Authority: East Hampshire District Council

Council Tax band: H

Tenure: Freehold

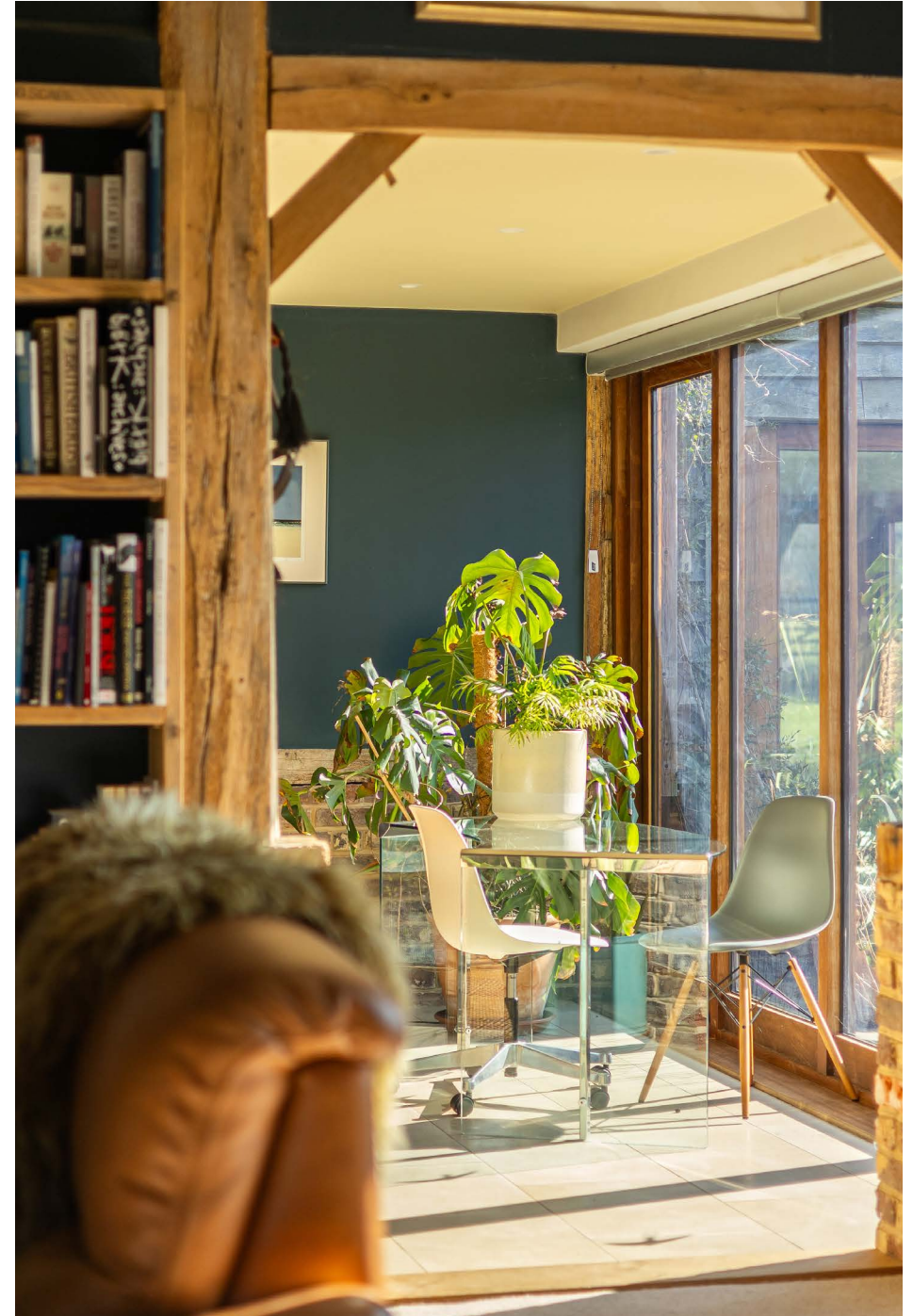
Guide price: £2,750,000



PARSONAGE BARN

At the heart of the home is an impressive open plan living space, where exposed beams and thoughtful design create an inviting atmosphere. The welcoming entrance hall, complete with a woodburner, leads into the stylish kitchen/dining room, featuring a central island with bar seating and an Aga. A bright garden room with bi fold doors opens onto the terrace and landscaped gardens, perfect for indoor-outdoor living.

The sitting room provides a further retreat, centred around a large brick fireplace with a woodburner. The remainder of the ground floor includes a snug or study, a fifth bedroom with an en suite shower room, cloakroom, and a substantial boot room offering access to the integrated garaging and basement wine cellar. Much of the ground floor benefits from underfloor heating.







Upstairs, the main bedroom enjoys views across the terrace and gardens, along with an elegant en suite bathroom and separate shower. A guest bedroom also offers an en suite shower room, while two additional bedrooms feature charming mezzanine levels and share a spacious family bathroom.

Outside, the garden is predominantly laid to lawn, punctuated by mature shrub borders and attractive specimen trees that create a sense of space and tranquillity. A generous terrace spans the rear of the house, perfectly positioned to enjoy the southerly aspect and ideal for outdoor dining or relaxation. Beyond the main garden lies a picturesque freshwater swimming pond accompanied by a charming summer house, offering a peaceful retreat. To the front, a gravelled parking area provides ample space, with direct access to the paddocks positioned to the east. The equestrian facilities benefit from their own separate vehicular access, ensuring convenience and privacy.

Services: mains water, mains electricity, private drainage (via biobubble tank).

Heating: ground source heat pump, electricity.

Electric car charging point

Post Code: GU32 1QL

Location: <https://what3words.com/immune.included.collects>



LOCATION

The village of East Meon offers a welcoming and active community, with a pub, a local store, a primary school, an ancient church, and a busy village hall at its centre. The village also benefits from football and cricket pitches, and the surrounding countryside is criss-crossed with footpaths and bridleways, providing excellent opportunities for walking and riding. Schooling in the area is strong, with East Meon Primary School nearby and well-regarded independent options such as Churcher's College and Bedales within easy reach. The market town of Petersfield is close by and caters for most day-to-day needs, while Guildford, Chichester, and Winchester offer more extensive shopping, cultural attractions, and leisure facilities. The A3 provides fast and convenient access to London, the wider motorway network, and major airports including Gatwick, Heathrow, and Southampton. Petersfield's mainline railway station offers regular fast services to London Waterloo. The wider area is rich in recreational opportunities, including polo at Cowdray Park, horse racing at Goodwood and Fontwell, and golf at Cowdray Park, Goodwood, Pulborough, and Liphook. Motor racing enthusiasts can enjoy events at the Goodwood circuit, while sailing is easily accessible from Chichester Harbour and other South Coast centres.







Approximate Floor Area = 495.6 sq m / 5334 sq ft

Cellar = 1.5 sq m / 16 sq ft

Garage = 102 sq m / 1098 sq ft

Outbuildings = 241.7 sq m / 2602 sq ft

Total = 840.8 sq m / 9050 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104439

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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