

LITTLE LAUREL

Chapel Street, East Meon, Hampshire, GU32 1NR

BCM Wilson Hill

LITTLE LAUREL

Chapel Street, East Meon,
Hampshire, GU32 1NR

A well-presented three bedroom detached house in the heart of the popular village of East Meon with off road parking.

Accommodation

Master Bedroom with Ensuite Shower Room | Two Further Bedrooms and a Family Bathroom | Fabulous Kitchen / Sitting Room | Utility Room, Cloakroom | Sunken Terrace and lawn | Private Off-Road Parking | Approximately 1271 sq ft

Petersfield 5 miles | Winchester 15.5 miles | Guildford 30 Miles | London 61 miles









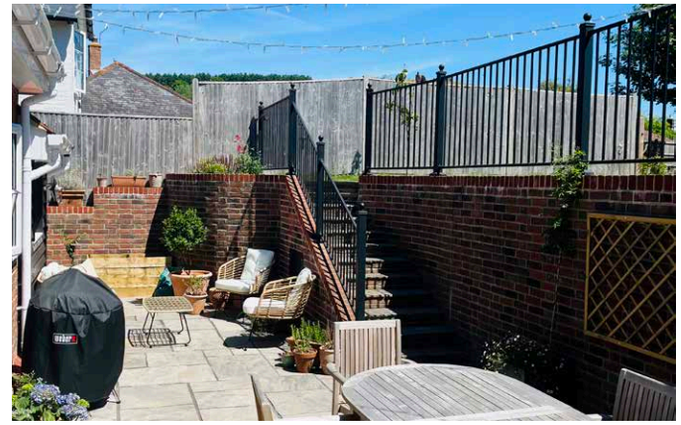


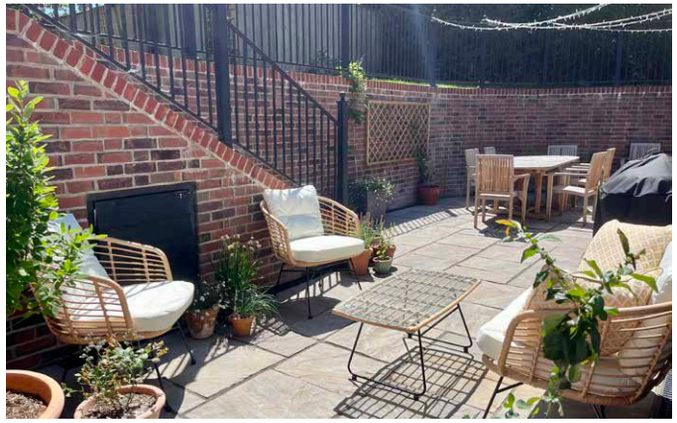














THE PROPERTY

Little Laurel is a beautifully presented detached cottage situated in the heart of the sought-after village of East Meon. Finished to a high specification throughout, the property offers bright, spacious and flexible accommodation arranged over two floors, incorporating a number of energy-efficient features.

The ground floor accommodation centres around a generous open-plan kitchen/dining/sitting room, providing a wonderful space for both everyday living and entertaining, with direct access to the private rear garden. There are two further bedrooms on the ground floor, one of which could equally serve as a study or additional reception room if required, together with a family bathroom and separate utility room. On the first floor is the principal bedroom with an en suite shower room and additional storage.

Of particular note are the energy-efficient features, including solar panels linked to the hot water system and an air source heat pump providing underfloor heating.

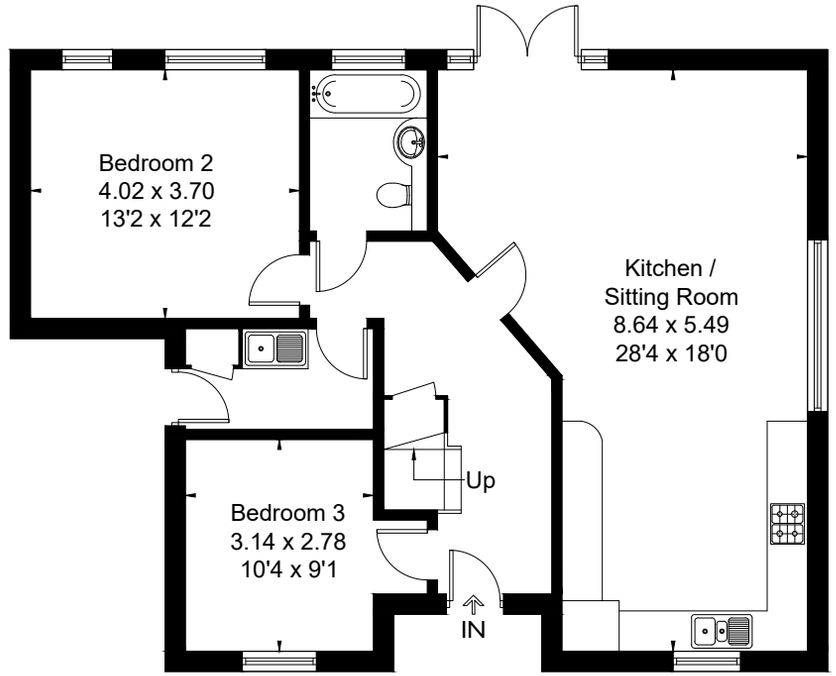
OUTSIDE

Despite its central village location, Little Laurel benefits from a good-sized, private rear garden. To the front and side of the cottage is a low-maintenance garden area with a pathway providing access to the utility room. A gate leads through to the rear garden, where a generous sunken terrace, enclosed by brick walls and accessed directly from the living accommodation, provides a lovely space for outdoor dining and entertaining. Steps lead up to a large, level lawn, beyond which is a gated gravel driveway providing parking for at least two cars.

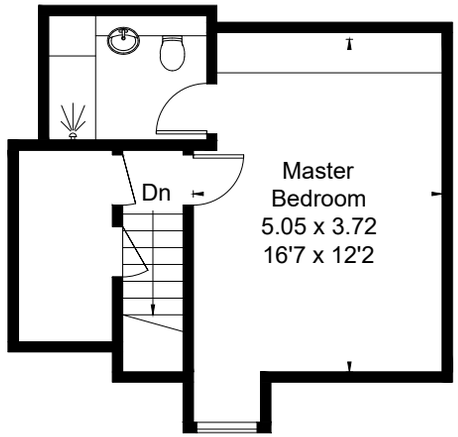
SITUATION

East Meon is a thriving village which has two pubs, a church, a village shop and primary school, together with a modern recreation ground and village hall. The popular market town of Petersfield is 4.5 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access the A3, which provides good regional links to Guildford and the M25 beyond, and the South Coast. The area is particularly blessed with an excellent range of schools including Bedales, Churchers College and Ditcham Park together with The Petersfield School and Bohunt in the state sector. The property sits in the heart of the South Downs National Park providing extensive recreational and leisure activities and The South Downs Way runs to the south of the village. The larger regional centres of Winchester which has many good schools as well, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast.

Approximate Area = 118.1 sq m / 1271 sq ft



Ground Floor



First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

Yes, the right of way is to access the parking area.

Services

Mains drainage, water and electricity, Air source heat pump providing hot water and under floor heating. Solar panels providing back up electricity.

Broadband availability

Superfast available (Ofcom)

Mobile/Internet Coverage

Good outdoor (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick

Local Authority

East Hampshire District Council

www.easthants.gov.uk

Council Tax

Band F

EPC

B87

Directions

On arriving at Petersfield on the A3, take the second exit signed to Winchester A272. Follow the A272 for 1.8 miles through Stroud and onto Langrish and then turn left signed to East Meon. Proceed to East Meon and go down the hill and when you come to the church turn left signed to the village centre. Proceed along for 100 yards and just beyond the Olde George Inn turn right signed to the School. Go on for another 100 yards and follow the road round to the left into Chapel Street and after about 150 yards Little Laurel will be found on the left hand side.

What3Words

///doctors.below.crossword

Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at November 2026.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.

v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk