Winchester Road, Langrish

**Price Guide £500,000**

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Winchester Road, Petersfield

Nestled in a sought-after semi-rural village setting, Merrivale occupies an elevated position with far-reaching countryside views to both the front and rear. Set back from the road, the property enjoys a generous frontage with ample off-road parking and a lawned garden with mature trees and planting.

The well-presented accommodation includes a spacious sitting room with an attractive open fireplace and large windows that flood the room with natural light. The modern oak-fitted kitchen features integrated appliances and opens onto the south-facing rear garden, while a separate utility room provides additional storage and practicality.

A successful garage conversion has created a superb principal bedroom with fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms are served by the main accommodation, with all rooms enjoying pleasant outlooks over the surrounding countryside.

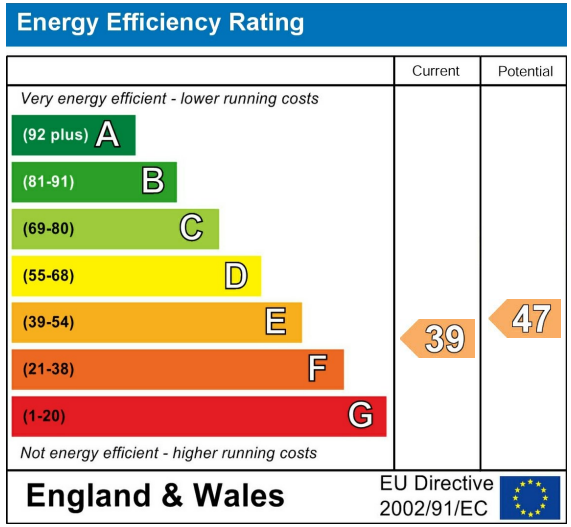
To the rear, the private south-facing garden has been designed for low maintenance and offers an excellent space for outdoor dining and entertaining, backing directly onto open fields. The property has been well maintained by the current owners, making this an ideal home for those seeking village living with beautiful rural surroundings.

**Location**
Langrish is a highly desirable Hampshire village situated within the South Downs National Park, approximately three miles north of Petersfield. Surrounded by beautiful rolling countryside, the village offers a peaceful rural lifestyle while remaining conveniently connected to nearby towns and transport links. The village is centred around its historic church, village hall and popular public house, creating a strong sense of community. Langrish is particularly sought after by families and those looking to enjoy the benefits of country living, with an abundance of scenic walking, cycling and riding routes available directly from the doorstep. For a wider range of amenities, the nearby market town of Petersfield provides an excellent selection of shops, cafés, restaurants and supermarkets, including Waitrose, Tesco and Lidl. Petersfield also offers a mainline railway station on the Portsmouth Direct Line, providing regular services to London Waterloo and Portsmouth, making the area ideal for commuters. The village is well placed for access to the A3, offering convenient road links to London, the South Coast and surrounding Hampshire towns. The area is also renowned for its excellent educational facilities, including Churcher's College, The Petersfield School (TPS), Bedales School and a number of highly regarded primary schools. Combining a picturesque rural setting with excellent accessibility and amenities nearby, Langrish remains one of the most attractive village locations in the Petersfield area.

**Local authority**
East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

**Tenure**
Freehold

**Additional Information**
EPC - E
Tax Band - C



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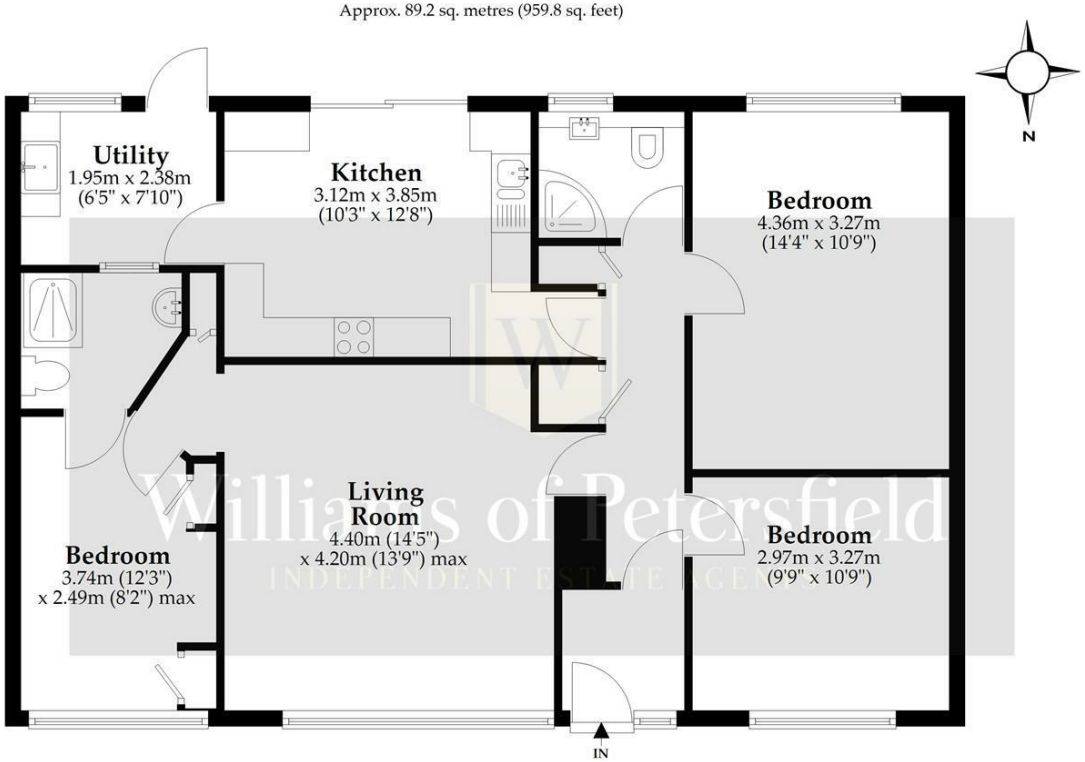
## Ground Floor

Approx. 89.2 sq. metres (959.8 sq. feet)




Total area: approx. 89.2 sq. metres (959.8 sq. feet)

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