



DRAGON HOUSE

Petersfield, Hampshire



AN ICONIC AND DISTINGUISHED GRADE II* LISTED PROPERTY IN THE HEART OF PETERSFIELD

Summary of accommodation

Ground Floor: Entrance hallway | Drawing room | Dining room | Library/music room
Kitchen/breakfast room | Cloakroom | Utility/laundry room | Store room

Upper Floors: Principal bedroom with dressing room and en suite bathroom | Bedrooms two and three with 'Jack-and-Jill' bathroom adjoining | Bedroom/media room with en suite bathroom | Two further bedrooms | Shower room

Dragon Cottage: Sitting/dining room | Study | Kitchen/breakfast room | Bedroom with en suite shower room

Outbuilding: Double garage | Workshop/garage three

Gardens and grounds approaching half an acre



DRAGON HOUSE

An iconic and distinguished Grade II* Listed property in the heart of Petersfield, Dragon House occupies a truly exceptional position in the town centre, just a seven-minute walk from the mainline railway station, providing direct services to London Waterloo.

Originally constructed in the late 16th century, the property has evolved throughout its fascinating history, with further additions including an elegant re-front dating from the early 18th century. The property also incorporates a charming, self-contained one-bedroom house, Dragon Cottage, with its own private entrance and courtyard garden.

Dragon House began life as the Green Dragon Coaching Inn, later becoming a brewing house with accommodation for its manager. During the 20th century, the building was primarily used as a dentist's surgery before being sympathetically converted into a family home in the 1980s. Today, it is recognised as one of Petersfield's most respected and eminent landmark properties.





THE MAIN HOUSE

Dragon House provides approximately 4,000 sq ft of accommodation, including the cellar, arranged over four floors. In addition, the adjoining self-contained Dragon Cottage provides approximately 900 sq ft, while the detached workshop and secure double car port extend to approximately 630 sq ft.

Over the past four years, the current owner has undertaken an extensive and highly sympathetic programme of renovation, carefully combining the property's exceptional period character with modern comfort and convenience. The result is a beautifully presented and exceptionally versatile family home.

The ground floor is particularly impressive, featuring a magnificent drawing room, elegant dining room, library/music room and superb kitchen/breakfast room. The lower ground floor includes a wonderful cellar and dedicated laundry room.

The first floor is home to a particularly impressive principal bedroom suite, complete with luxurious dressing room and bespoke en-suite bathroom. Two further substantial bedrooms share a Jack and Jill bathroom.

The top floor provides two further charming bedrooms, a family shower room and an impressive cinema room, creating an ideal space for family enjoyment and entertaining. A large bathroom is also conveniently situated on this floor.

One of the property's most remarkable features is the original Charles II-era wooden fireplace and inset carved panels within the kitchen, which are central to Dragon House's Grade II* Listed status and provide a rare and tangible connection to its history.





DRAGON COTTAGE

The attached, two-storey Dragon Cottage is completely self-contained, with its own private front door, making it ideal for extended family, guests, a dependent relative or as a potential rental opportunity.

The ground floor comprises a generous living room with dining area, a large refitted kitchen/breakfast room, and a rear hallway sufficiently spacious to provide a study area.

On the first floor is a particularly generous main bedroom with dressing area and a newly fitted shower room. Planning permission has been granted for the addition of a second bedroom and bathroom, further enhancing the cottage’s versatility and potential.

The cottage also benefits from access to an enclosed private rear courtyard and, being entirely self-contained, offers an excellent opportunity for independent living or rental accommodation.



Approximate Gross Internal Area:
Main House = 3,844 sq ft / 357.09 sq m
Annexe = 921 sq ft / 85.60 sq m
Garage = 617 sq ft / 57.33 sq m
Total = 5,382 sq ft / 500.02 sq m

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.

THE GARDENS & GROUNDS

Perhaps the most extraordinary aspect of Dragon House is its substantial and wonderfully private walled gardens, approaching half an acre.

The rear garden enjoys an easterly aspect, while its considerable size also provides open southerly and westerly aspects. Walled on three sides, the grounds offer a remarkable degree of privacy despite the property’s central town location.

The gardens closest to the house are beautifully arranged with formal lawns and flower beds, together with a summer house and a gate providing access from the side of the property.

Further into the grounds, the garden becomes more productive, with a large brick-built storage shed, vegetable gardens and an established orchard containing a variety of fruit trees.

At the very rear of the garden stands a particularly unusual and captivating two-storey brick and timber Folly — a rare feature that adds an extraordinary sense of character and intrigue to this already remarkable property – with direct access out onto The Avenue playing fields and Petersfield Heath beyond.



RECENT IMPROVEMENTS

The current owner has undertaken a comprehensive programme of improvements, ensuring that the house is both beautifully presented and equipped for modern family life. These works include:

- Complete re-plumbing
- New boiler and heating system
- New radiators throughout
- Complete re-wiring, including Lutron lighting switches
- Water filtration system
- Secondary glazing
- Extensive redecoration
- Bespoke carpentry providing excellent storage solutions
- Jacaranda carpets to the ground and first floors
- Five newly fitted bathrooms/WCs

A RARE PETERSFIELD LANDMARK

Dragon House represents a genuinely rare opportunity to acquire an important piece of Petersfield’s history while enjoying the scale, privacy and flexibility of an exceptional modern family home.

Its combination of Grade II Listed heritage, beautifully renovated accommodation, a completely self-contained cottage, substantial private gardens, extensive ancillary buildings and an enviable town-centre location makes Dragon House a property of considerable distinction.

A home of remarkable history, character and presence, Dragon House is quite simply one of Petersfield’s most unique and compelling residences.

PROPERTY INFORMATION

Services: Dragon House and Annexe benefit from mains electricity, water, drainage and gas-fired central heating.

Local Authority: East Hampshire District Council

Council Tax:
Dragon House - Band G, £3719 | Dragon Cottage - Band B, £1736

Tenure: Freehold

EPC: Dragon House – E | Dragon Cottage – E

Postcode: GU31 4JJ

What3words: ///morphing.guards.paints is the front of the property. Please park to the side of the property in front of the garaging at ///rear.additives.playroom

Viewings: All viewings are strictly by prior appointment with the joint sole selling agents.



Russell Grieve
01428 770560
russell.grieve@knightfrank.com

Knight Frank Haslemere
1 West Street, Haslemere
GU27 2AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mike Turner
01730 262744
properties@jacobshunt.co.uk

Jacobs & Hunt
26 Lavant Street, Petersfield
Hampshire GU32 3EF

[jacobshunt.co.uk](https://www.jacobshunt.co.uk)



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated September 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

