



# THE WHITE HOUSE

Church Lane, East Meon, Hampshire GU32 1NL





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

# THE WHITE HOUSE

Church Lane, East Meon, Hampshire GU32 1NL

An attractive Grade II listed village house with delightful walled gardens and outbuildings situated in the heart of the village of East Meon

## Accommodation

Entrance Hall | Drawing Room | Sitting Room | Music / Family Room | Dining Room | Kitchen / Breakfast Room | Utility Room | Rear Hall | Cloakroom | Office / Study / Bedroom with Ensuite Bathroom | Cellar | Wine Store | Principal Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 2 Further Bedrooms | Family Bathroom | Bedroom 5 incorporating Sitting Area / Study Area / Bedroom Area and separate Kitchen Area | Studio with Loft Room above | Parking | Detached Garage | Attractive Gardens and Grounds of approximately 0.51 Acres (0.206 ha)

Petersfield and mainline station to London Waterloo 4.8 miles | Winchester 15 miles  
| Chichester 25 miles | Guildford 31 miles  
(Mileages are approximate)







## THE PROPERTY

The White House is an extremely attractive Grade II Listed central village house understood to have formerly been the vicarage for East Meon dating back to the mid 1800's. The property offers a pretty Georgian whitewashed front façade and a combination of stone, brick and flint elevations beneath a pitched, tiled roof. The property is arranged over five floors with notably light, well proportioned and versatile accommodation ideally suited for family living. Particular features of note include exposed wooden floors, high ceilings, period open fireplaces and sash windows. The house offers a wonderful mix of character combined with the more modern conveniences attributed to current day living including a stylish kitchen / breakfast room, ensuite facilities to two bedrooms and an impressive open plan sitting / study / bedroom area and separate kitchen with attractive exposed beams and timbers on the top floor.

## OUTSIDE

The property is approached through private double gates leading to a paved driveway providing extensive parking, double carport garage and delightful studio with loft room above. The gardens are a particular feature of the property fully enclosed by attractive flint and stone walls offering various 'areas' in which to relax, enjoy and entertain. Principally laid to lawn with numerous mature flower beds, pathways, entertaining terrace and a delightful loggia adjoining the drawing room, in all the bright and sunny south westerly facing gardens and grounds extend to approximately 0.51 Acres (0.206 ha).

## LOCATION

Situated in the heart of the delightful village, East Meon is a thriving village which has two pubs, a church, village shop and primary school, together with a modern recreation ground and village hall. The popular market town of Petersfield is 5 miles away and has a mainline station with services to London Waterloo in just over an hour and easy access to the A3, which provides good regional links to Guildford and the South Coast. The area has an excellent range of schools including Bedales, Churcher's College and Ditcham Park School 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, Guildford and Chichester are all within reasonable driving distance as are the harbours and creeks of the South Coast, Polo at Cowdray Park and racing at Goodwood.



Approximate Floor Area = 458.2 sq m / 4929 sq ft (Including Cellar)  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 471.4 sq m / 5071 sq ft (Excluding Eaves / Carport)





## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property

### Services

Mains water, electricity and drainage. Oil fired heating.

### Broadband availability

Ultrafast available (according to Ofcom).

### Mobile /Internet Coverage

Good outdoors, variable in-home (according to Ofcom).

### Tenure

Freehold with vacant possession.

### Council Tax

Band G

### EPC

F32

### Local Authority

East Hampshire District Council

[www.easthants.gov.uk](http://www.easthants.gov.uk)

01730 266551

### Postcode

GU32 1NL

### Directions

From Petersfield take the A272 towards Winchester towards Langrish turning left signed to East Meon. Continue to East Meon where the property will be found opposite the village Church.

### What3Words

///zone.magical.permit

### Viewings

By appointment with BCM WILSON HILL only

**NB** Brochure prepared April 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](mailto:petersfield@bcmwilsonhill.co.uk)

**Further offices at:** Winchester | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

