



High Bank, Langrish, Petersfield

**Offers Over £700,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

# High Bank, Langrish, Petersfield

Williams of Petersfield are delighted to present this stunning Victorian semi-detached cottage, situated in the sought-after village of Langrish. Brimming with period charm and character, the property enjoys beautiful countryside views, a generous garden and outdoor/office space, and a substantial driveway.

Retaining many original features and offering delightful views across neighbouring fields, the cottage provides light and well-proportioned accommodation throughout. The welcoming reception hallway features a stunning front door, side aspect window and useful under-stairs storage, with access to the principal ground floor rooms. The sitting room is particularly attractive, with an impressive front aspect bay window and feature fireplace, creating a warm and inviting space. The sitting/dining room offers further character with its own feature fireplace, built-in storage and stairs rising to the first floor. The kitchen/dining room is dual aspect, allowing for plenty of natural light, and is fitted with a range of floor and wall level units, complemented by striking red tiled detailing. Completing the ground floor is a spacious utility and combined store room, along with a convenient downstairs W.C.

Upstairs, the landing provides access to the loft and three well-proportioned bedrooms. The principal bedroom enjoys a front aspect window with far-reaching countryside views and a charming feature fireplace. There is a second bedroom overlooking the rear garden and a dual aspect third bedroom. The family bathroom is fitted with a white suite, including a generous bath with shower over and a large Velux window that floods the room with natural light.

Externally, the property benefits from side and rear gardens arranged into three distinct areas, including a paved patio, raised lawn, ornamental beds, a substantial wooden pergola, and a generous outbuilding currently used as an office. To the front, a block-paved double driveway provides ample off-road parking



## Location - Langrish

The property is located in the semi-rural village of Langrish which is situated a few miles west of Petersfield just off the A272. Langrish benefits from a primary school which has one of the best ofsted reports in the area. The nearest local pub/restaurant called The Seven Stars which is located in in Stroud. The village is located in the newly formed South Downs National Park and is surrounded by beautiful countryside. The nearest town to Langrish is Petersfield. Petersfield is a market town and civil parish in the East Hampshire district of Hampshire. It is 17 miles north of Portsmouth on the A3 road. The town has its own railway station on the Portsmouth direct line, the mainline rail link to connecting Portsmouth and London. The town is situated on the northern slopes of the South Downs. Petersfield lies wholly within an area of outstanding national Beauty and within the boundary of the newly created South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London Route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

## Local authority

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

## Tenure

Freehold

## Additional Information

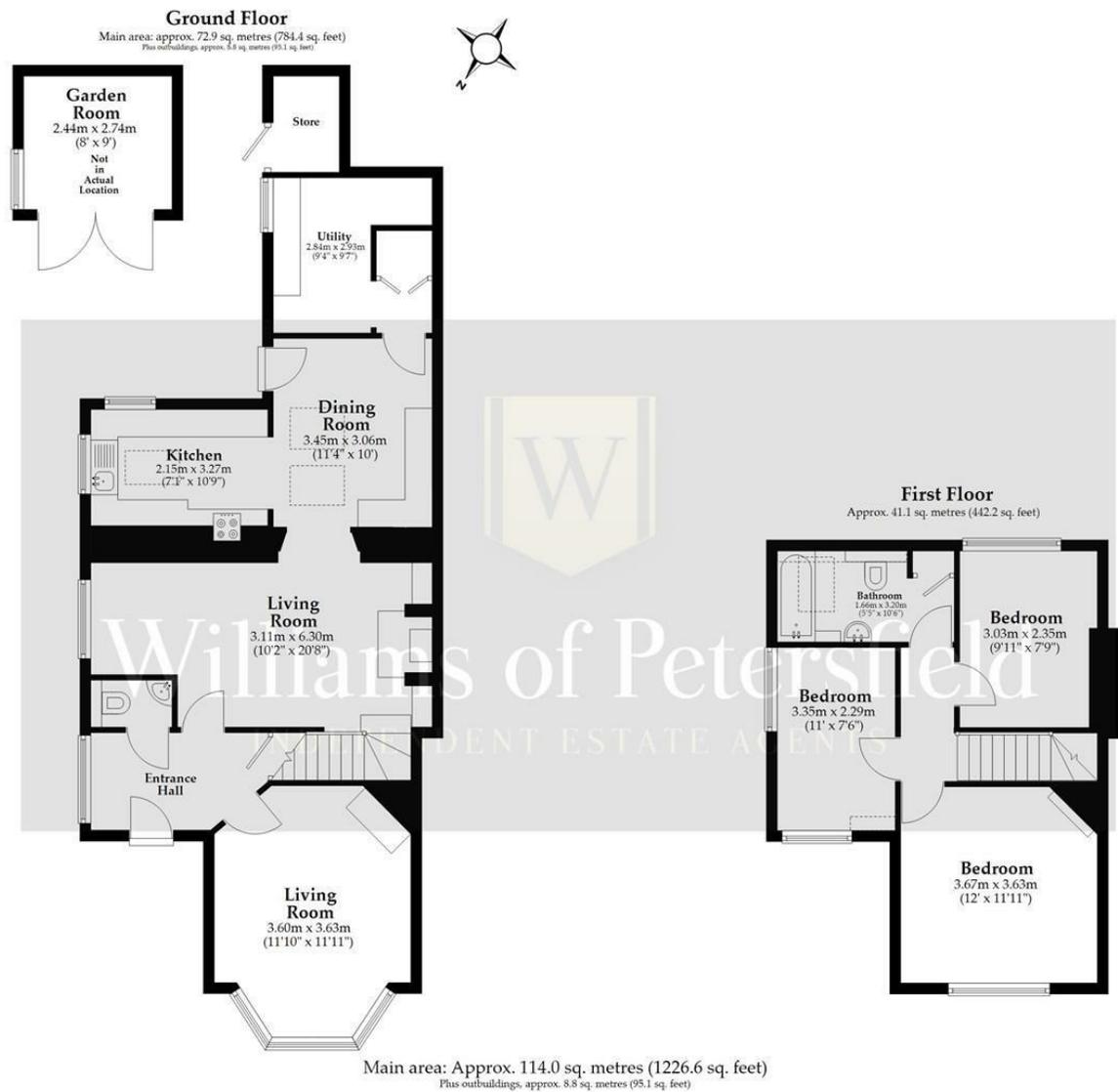
All main services

EPC - E

Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E	39		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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**Williams of Petersfield**

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