





Offers in excess of £700,000

Temple Brow Cottage Temple Brow

East Meon, GU32 1QE

- DETACHED GRADE II LISTED COTTAGE
- THREE/FOUR BEDROOMS
- TWO BATHROOMS
- RECENTLY RE-THATCHED
- SOUGHT AFTER VILLAGE LOCATION
- DRIVEWAY & DETACHED DOUBLE GARAGE
- ENJOYS FAR REACHING RURAL VIEWS
- NO FORWARD CHAIN

Set within the heart of the sought-after village of East Meon, this wonderful Grade II Listed 16th century thatched cottage is a home of immense charm and character. Recently re-thatched with a brand new roof and associated works, the property blends historic features with generous living spaces, all framed by breathtaking countryside views to both the front and rear.



The ground floor offers an inviting layout, beginning with a bright, triple aspect kitchen, complete with a Rayburn and access directly to the garden. From here, one of two staircases rises to the first floor. The kitchen leads through to a spacious sitting and dining room, where an impressive inglenook fireplace with log burner creates a striking focal point. Ceiling heights throughout are pleasingly generous, enhancing the sense of space.

To the front of the cottage, a study connects to a further large reception room, also featuring a beautiful inglenook fireplace with log burner. Adjacent is the garden room/utility, which provides a practical link to the garden, while a further study or library nook provides flexibility for working or quiet reading. A ground floor shower room with WC completes this level.

The second staircase rises from the reception room to two of the bedrooms, creating a versatile flow to the first floor accommodation. The principal bedroom is notably large and features an en suite bathroom with a freestanding rolltop bath. From here, Bedroom Two is accessed, lending itself perfectly as a dressing room, nursery, or additional double bedroom. Bedrooms Three and Four are positioned to the far side of the house, ensuring privacy and flexibility for family living or guests.

The cottage is rich in period detail, with exposed beams, brickwork, and fireplaces on both floors contributing to its timeless character.

Outside, the rear garden is mainly laid to lawn and enjoys a westerly aspect, ideal for afternoon and evening sunshine. A modern double garage sits to the side, complete with solar roof tiles which not only reduce running costs but also generate income. There is a wood store and ample off-road parking.

East Meon is a quintessential South Downs village, steeped in history and centred around the River Meon. It offers excellent amenities, including two welcoming pubs, a village shop, a primary school, the 12th Century All Saints church and the historic Court House. The surrounding countryside provides exceptional opportunities for walking, cycling, and riding. Nearby Petersfield offers a wide range of shopping including Waitrose, Tesco, and M&S Food Hall, alongside a mainline station with services to London Waterloo in just over an hour. Highly regarded schools such as Churcher's College, Bedales, Ditcham Park, and The Petersfield School are all within easy reach.

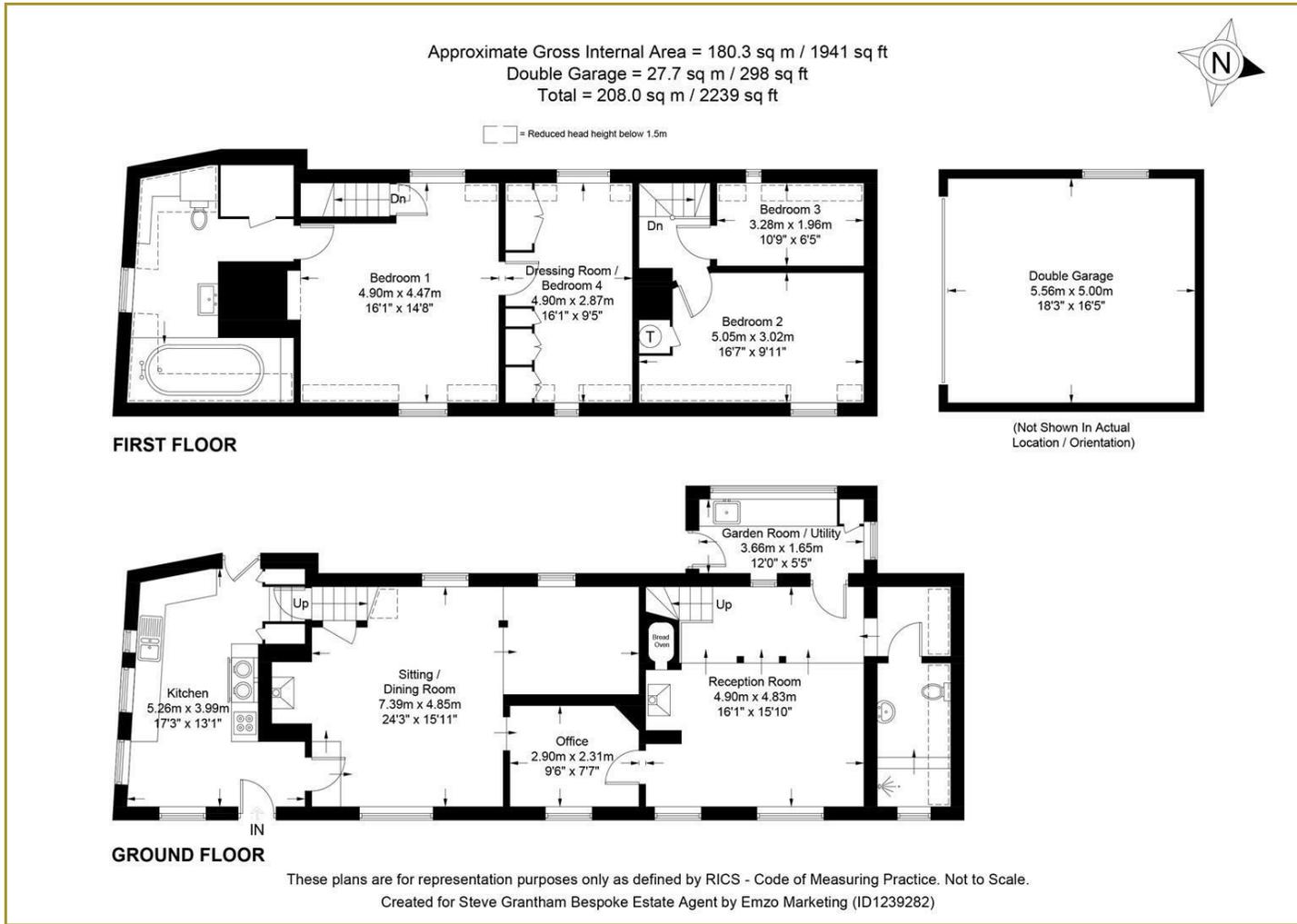
This is a rare opportunity to acquire a landmark home in a highly desirable location, combining centuries of history with modern comfort.



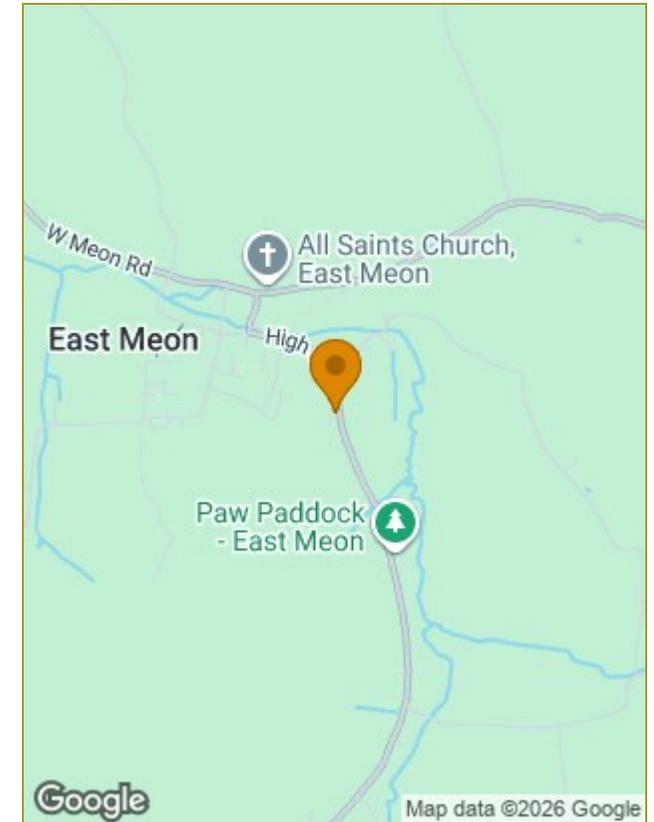




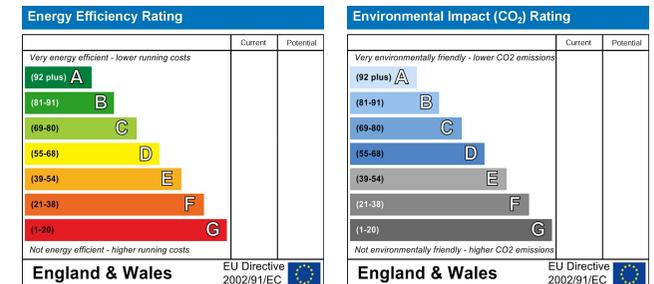
Floor Plans



Location Map



Energy Performance Graph



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