



GARSTON FARM
EAST MEON, HAMPSHIRE

JACKSON-STOPS 

**GARSTON FARM, COOMBE ROAD, EAST MEON
HAMPSHIRE, GU32 1PB**

TOTAL APPROXIMATE GROSS INTERNAL AREA = 3478 SQ FT / 323.1 SQ M

**A DELIGHTFUL EDGE OF VILLAGE FAMILY
HOUSE WITHIN SUPERB COUNTRYSIDE**



DISTANCES

BY ROAD

LONDON 60 MILES

WINCHESTER 15 MILES

PETERSFIELD 5 MILES

BY RAIL

PETERSFIELD TO LONDON

WATERLOO FROM 63 MINUTES

GROUND FLOOR

- Entrance hall
- Kitchen / breakfast room with walk-in larder
- Study
- Sitting room / playroom
- Dining room
- Drawing room
- Conservatory
- Cloakroom

FIRST FLOOR

- Main bedroom with dressing room and bathroom en suite
- 4 further double bedrooms
- Family bathroom

OUTSIDE

- Double garage
- Parking
- Garden



THE PROPERTY

Garston Farm is situated on the south western edge of the popular village of East Meon. As such it has access to a delightful rural vista both over open countryside to its south and the immediate environs where Yew Down and Park Hill fold into adjacent arable land. Perfect for an enthusiastic dog owner, walker, or runner!

A detached house with Victorian origins, the house has been extended over the years to create a sizeable family house with a comfortable array of reception rooms downstairs and good-sized double bedrooms on the first floor.

The kitchen / breakfast room is well equipped with an oil-fired Aga and is double aspect with views over the garden to the north and east. It links well with the adjacent study and sitting room / playroom. The study has a woodburning stove and a second stair to the first floor. The other end of the house is more formal, with conservatory, entrance hall, dining room and drawing room. The second staircase rises within the dining room. Whilst the first floor is served by two staircases, one would suffice given the way the upstairs has been linked via a single corridor. The bedrooms on the southern flank have particularly good views and enjoy the ample proportions of the family bathroom.





GARDENS AND GROUNDS

The garden has been carefully planted and maintained with richly stocked borders and decorative topiary. There is a sheltered south facing vegetable garden. Whilst the gardens are mainly laid to lawn, the village green is a short walk away if further space is required with a playground and hard tennis court. The driveway has twin 5 bar gates and is gravelled. There is a large double garage with a double bunded oil tank which is easily accessible and discreet. The front of the house runs along a quiet village lane with a low flint wall and a pedestrian access to the east as well as the vehicular access to the west of the property.



THE LOCATION

The village of East Meon offers a thriving community with a pub, a local store, a school, an ancient church, and an active village hall. There are football and cricket pitches in the village. There are many footpaths and bridleways in the area for walking and riding. There are many good schools in the area including East Meon primary school, Churcher's College and Bedales.

The town of Petersfield is close by and provides for most everyday needs, whilst Guildford, Chichester, and Winchester are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline station at Petersfield provides a fast service to London Waterloo.

The wider surrounding area has much to offer with polo at Cowdray Park, racing at Goodwood and Fontwell, golf at Cowdray Park, Goodwood, Pulborough and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast.



PROPERTY INFORMATION

Post Code: GU32 1PB

Services: We have been advised by our clients that the property has mains electricity, water and oil-fired central heating. The property also benefits from mains drainage. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: East Hampshire District Council.

Tax Band: G (£3,818.73 for 2026 / 2027)

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

DIRECTIONS

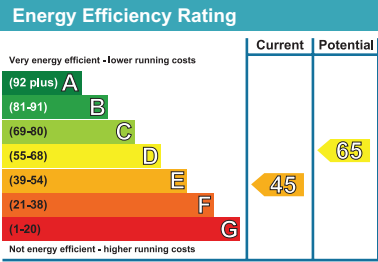
From All Saints' Church, drop into the village heading south passing Ye Olde George Inn, turn right just after the pub and just beyond the village store bear left around the corner. Continue on Chapel Street which blends into Coombe Road. There is a sharp right bend, then $\frac{3}{4}$ of the way down the straight road, Garston Farm will be found on the right hand side of the road.

What3Words: ///trophy.divisions.outbid

GARSTON FARM

APPROXIMATE GROSS INTERNAL AREA = 3155 SQ FT / 293.1 SQ M
DOUBLE GARAGE = 323 SQ FT / 30 SQ M
TOTAL = 3478 SQ FT / 323.1 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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