

4 GARSTON FARM

EAST MEON, HAMPSHIRE

JACKSON-STOPS

4 GARSTON FARM
EAST MEON, HAMPSHIRE, GU32 1PB

GUIDE PRICE £675,000

A SEMI-DETACHED, TWO BEDROOM SINGLE STOREY PROPERTY ON THE RURAL FRINGES OF EAST MEON



DISTANCES

BY ROAD
LONDON 67 MILES
PETERSFIELD 5 MILES
WINCHESTER 15 MILES
GUILDFORD 31 MILES

BY RAIL
PETERSFIELD TO LONDON
WATERLOO FROM 60 MINUTES

ACCOMMODATION

- Entrance hall
- Open plan kitchen / living room
- Double bedroom with bathroom en suite
- Further double bedroom with bathroom en suite
- Cloakroom
- Utility
- In all circa 100 sq m GIA

OUTSIDE

- Dedicated parking
- Private shared driveway
- Private garden to rear of property (with side access)



THE PROPERTY

4 Garston Farm is a semi-detached, two-bedroom single storey property.

* Architectural Homes build individual, high-quality homes designed with open plan layouts supporting a modern style of living. Each house is built to exacting standards and comes with the following:

*Composite triple glazed windows throughout

*Handmade solid European Oak front door

*Quality external finishes

*Natural slate roof

*Underfloor heating throughout

*Highly efficient energy systems including air sourced heat pumps, solar PV integrated roof panels

*Solid floors throughout including Kahrs engineered Oak

*High quality ceramics

* Quality kitchen units from Symphony Kitchens with Silestone work surfaces and integrated Neff appliances

* Quality bathroom fittings and furniture from Sonas, including full height tiling, electric mirrors and programmable towel rails

* New landscaped gardens with high quality fencing, large terraces and open aspects to the countryside.

*10-year new build warranty







THE LOCATION

The village of East Meon offers a thriving community with two public houses, a local store, a school, a church, and an active village hall.

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 surrounding area has much to offer with Polo at Cowdray Park, racing at Goodwood, golf at Cowdray Park, Goodwood and Liphook, motor racing at the Goodwood circuit and sailing out of Chichester Harbour and other centres along the South Coast. 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, Churches College and Bedales.









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 ¾ of the way down the straight road, Garston Farm will be found on the right-hand side of the road.
What3Words: ///plunger.yachting.haunts

PROPERTY INFORMATION

Services: We have been advised by our clients that the property has mains water, electricity and drainage. None of the services have been tested.

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

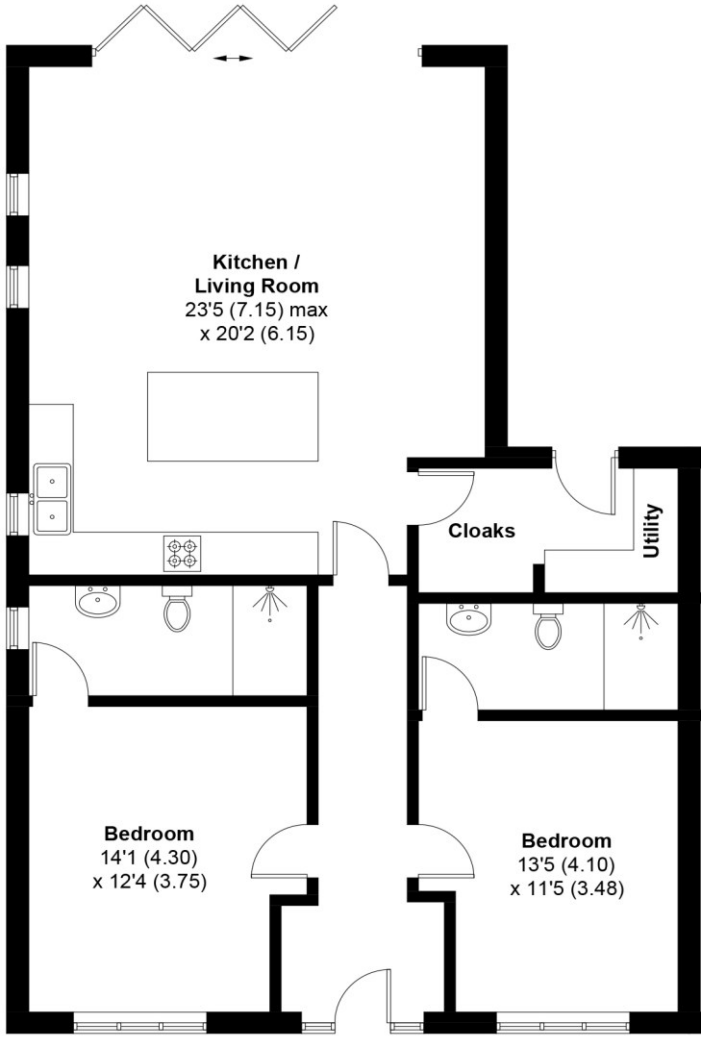
Viewing: Only by appointment with Jackson-Stops. Tel: 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Local Authority: East Hampshire District Council

Tax Band: To be decided

Tenure: Freehold

Photographs: Taken April 2026 (contents generated by AI)







Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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