







Nestled in a semi-rural, sought-after village location, set back from the road in an elevated position with far-reaching countryside views is Merrivale.

The property can be accessed from a driveway leading up to the property. With a pretty frontage, there is off-road parking for several vehicles and a sizeable front garden, laid to lawn with inset specimen trees and shrubbery. Benefitting from an elevated position, there are stunning countryside views to the front and rear of this idyllic home.

Entering the property, there is an entrance porch with Karndean flooring - a place to kick off boots and hang up coats which continues through to an entrance hallway.

On the left hand side, there is a large sitting room with an attractive open fireplace. Large windows allows the room to be flooded with natural light, as well as offering a front aspect over the surrounding countryside.

The modern-fitted kitchen is a real feature of the property, with high quality tiled flooring and a range of base and eye level oak units. Integrated appliances include a Fisher & Paykel double drawer dishwasher, John Lewis oven & bosch grill/microwave. Sliding doors allow light to come in from the south-facing private rear garden. Adjacent to the kitchen is a utility room offering further storage and space for white goods, as well as a further door to rear garden.

The current owners have converted the garage to create a lovely bedroom and en-suite shower room, which lies through a small corridor just off the main reception room. Featuring solid oak flooring, the bedroom offers built in wardrobes and views of the countryside to the front of the





property. The en-suite shower room is beautifully presented with tiled walls and flooring.

The further two bedrooms are large double rooms, one offering views out the front of the property, and the other dual aspect overlooking the rear garden and fields behind.

The low maintenance, private rear garden is south-facing with a combination of paved and shingled areas, that nicely compliment the shrubbery and planted areas. There is ample space for entertaining and al-fresco dining. To the corner of the garden there is a shed/store. The garden backs onto fields, offering wonderful views and the serenity of living in this wonderful location.

The property has undergone a series of improvements from the current owners, notably the roof being replaced in 2018.

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 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



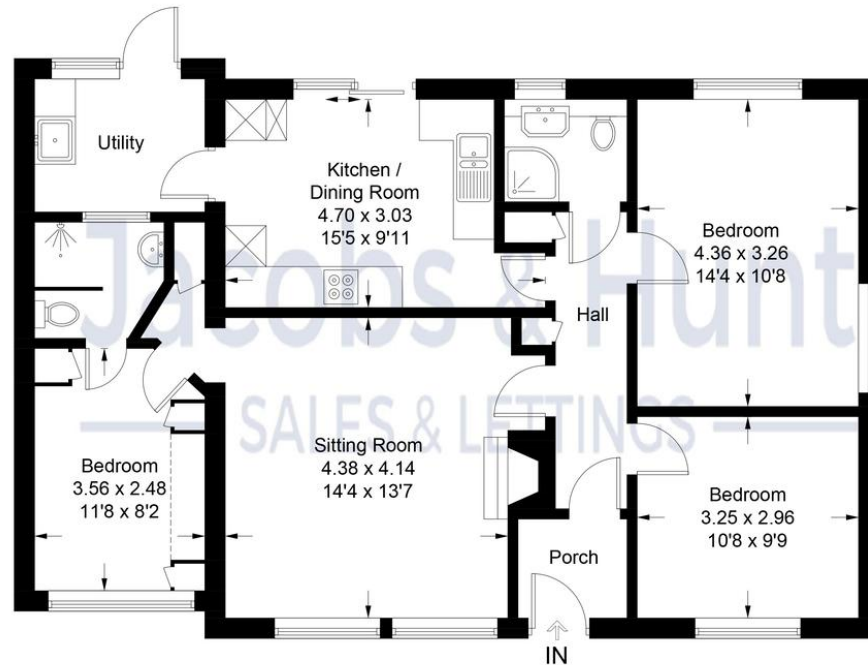
within the boundary of the newly created South Downs National Park. The town is on the crossroads of the well-used north-south (A3) and east-west (A272) routes and it originally grew as a coach stop on the Portsmouth to London Route. Petersfield is twinned with Barentin in France and Warendorf in Germany.

Double glazed throughout  
LPG Gas central heating  
Mains water & electricity  
Shared septic tank



## Merrivale, Langrish, Petersfield

Approximate Gross Internal Area = 92.0 sq m / 990 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1221978)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	28 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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