



East Meon, Nr Petersfield / Winchester, Hampshire
£2,600 pcm excl

Utterly charming, Grade II Listed, detached four bedroom cottage in the heart of East Meon

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Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 4

Key Features:

Entrance Hall / Dining Room with Wood Burner
Sitting Room with Open Fire, Study
Kitchen / Breakfast Room, Utility Room
W.C. and Cloakroom
Master Bedroom, Dressing Area and En Suite Bathroom
3 Further Bedrooms
Family Shower Room
Playroom / Study
Mature Garden to Front and Rear of Property
Ample Off-Street Parking
Garage

Description:

This Grade II Listed cottage provides spacious ground floor accommodation with an entrance hall featuring central wood burning stove leading through into a sitting room with ingle nook fireplace and adjoining study to the right and kitchen / dining room to the left with french doors out onto the rear terrace and garden beyond.

A boot room and W.C complete the ground floor.

Stairs from the entrance hallway lead you to a spacious landing with library area and on to master suite with ample inbuilt storage, en suite and dressing area, double second bedroom and two comfortable single bedrooms each again with inbuilt storage.

A modern family bathroom overlooking the rear grounds completes the first floor accommodation.

The master suite also includes a doorway to a separate set of stairs down to the ground floor and up into an attic room.

Externally there is a generous rear garden mostly laid to lawn with some mature shrubs and a vegetable patch. To the front, there is single garage and driveway parking for several cars.

Situation:

East Meon village provides a shop/post office, junior school, two public houses, a church, cricket club and a very active village community.

The area provides excellent recreational facilities with wonderful walking, riding and cycling, easy access to the South Downs and yet is within 5 miles of Petersfield with Main line Station (Waterloo approximately 1 hour).

Available - February 2020

Local Authority: East Hampshire District Council (Band F)

White Goods: Electric 4 ring hob, 2 x ovens, Fridge/Freezer, Dishwasher, Washing machine, Tumble Dryer

Heating: Oil fired

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband / Mobile availability: Check with Provider

Pets: One well behaved pet considered

Gardening: Tenant responsibility (Landlord to trim hedges & trees)



Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

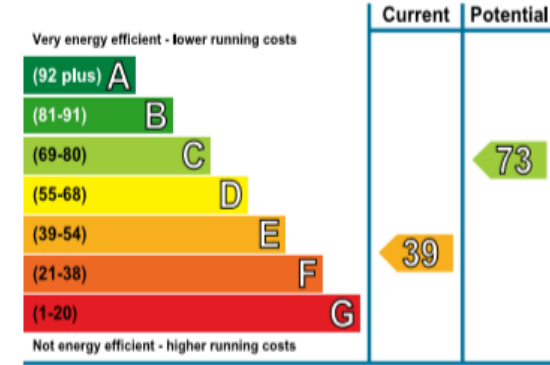
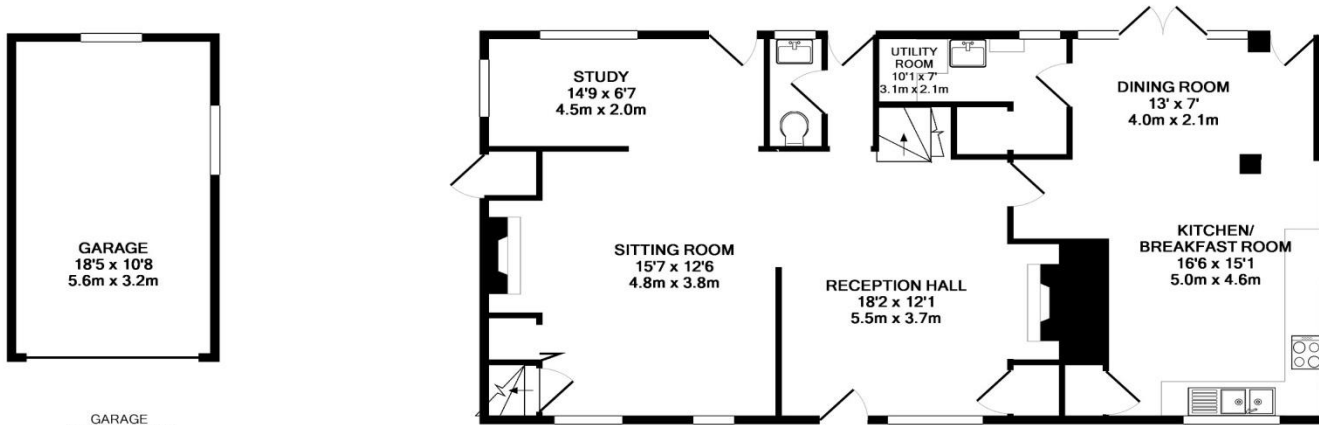
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Please contact The Country House Company for further information – www.countryhousecompany.co.uk

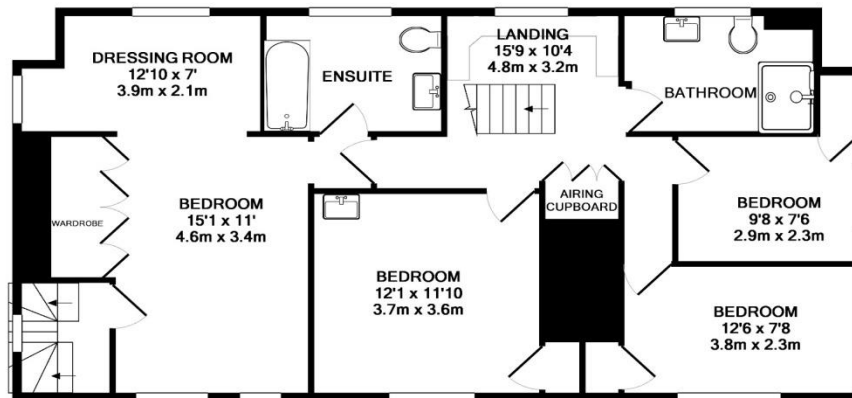




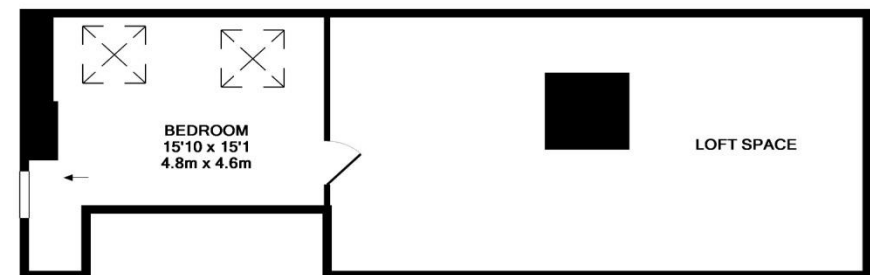


GARAGE
APPROX. FLOOR
AREA 196 SQ.FT.
(18.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 954 SQ.FT.
(88.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 916 SQ.FT.
(85.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 2667 SQ.FT. (247.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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