



Exton, Nr West Meon / Winchester / Petersfield, Hampshire

£1,500 pcm excl.

THE  
COUNTRY  
HOUSE  
COMPANY  
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A charming semi-detached cottage set in the beautiful village of Exton in the Meon Valley



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

**Bedrooms – 3**

**Key Features:**

Kitchen/Dining Room  
Sitting Room  
Family Bathroom  
Two Double Bedrooms  
Further Single Bedroom  
Garden with Terrace  
Garage and Garden Shed

**Description:**

A very attractive period semi-detached cottage in a lovely position looking down the village street of the sought after village of Exton, and with views over the River Meon.

The well appointed kitchen is accessed from a very practical rear porch. There is a good sized cottage sitting room with attractive working fireplace and inbuilt large cupboard for storage purposes.

Upstairs there are two double Bedrooms, and a good sized single, all with fitted cupboards, and a family bathroom.

**Outside:**

There is a very pretty garden, a small area of lawn behind a pretty flint wall to the front, with a further walled garden, with shrubs, small trees and a sunny terrace.

There is a garage and shed.

**Situation:**

Exton is a sought after village with a very popular pub 'The Shoe', leading onto the south Downs with lots of good walking and biking. Corhampton, with its village shop and post office, adjoins the river Meon. Exton is situated within easy reach of several large centres with Fareham being approx. 10 miles, Alton approx. 15 miles, Winchester approx. 15 miles and Petersfield approx. 12 miles.

**AVAILABLE BEGINNING APRIL 2023**

**Local Authority:** Fareham Borough Council (Band D)

**White Goods:** Electric Oven and Hob, Dishwasher, Fridge/Freezer and space and infrastructure for a washing machine

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Tenants responsibility

**Viewing:**

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

Tel: 02392 632275

Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

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