



East Meon, Petersfield / Winchester, Hampshire

£2,100 pcm excl

Four Bedroom, Brick and Flint Converted Granary in East Meon with stunning views

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management







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

**Bedrooms – 4**

**Summary of Accommodation:**

Brick and Flint Former Granary with Stunning Views  
Light Kitchen/Dining Room with Oil Fired AGA  
Utility/W.C.  
Living Room with Woodburner  
Sizeable Under Stair Storage Cupboard  
Spacious Landing  
Master Bedroom with En Suite Shower Room  
Two Further Double Bedrooms & One Single Bedroom  
Family Bathroom  
Driveway  
Barn Style Garage

**Description:**

Brick and flint former granary providing a charming and light, four bedroom family home with the most stunning views.

The ground floor provides a small entrance hallway with stairs to the first floor and utility room/W.C. Towards to the rear, there is a dual aspect kitchen/dining room with Aga and French windows which open out onto an enclosed garden, with views across to the Meon Valley and South Downs beyond. There is a dual aspect living room with wood burner and sizeable under stair storage cupboard.

On the first floor, a light and spacious landing leads to the master bedroom with en suite shower room and a good range of cupboards, two further small double bedrooms, a single bedroom and family bathroom with bath.

**Outside:**

Externally, there is a good size enclosed garden mainly laid to lawn, drive-way parking for two vehicles and barn style garage.

**Situation:**

Situated approx ½ mile from the sought after village of East Meon with its village shop/post office, schools and village community. Petersfield is approximately 5 miles, Winchester approximately 15 miles, both of which have main line stations. There are a number of village and private schools close at hand.

**Available: Mid January 2020**

**Local Authority:** East Hampshire District Council (Band F)

**White Goods:** Oven/Hob and AGA. Space and infrastructure for Fridge/Freezer, Dishwasher & Washing Machine

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains:** Tenant to provide

**Flooring:** Carpets/Lino

**Broadband availability:** Check with your provider

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

**Pets:** To be discussed with the Landlord

**Gardening:** Tenants responsibility



**Viewing:**

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

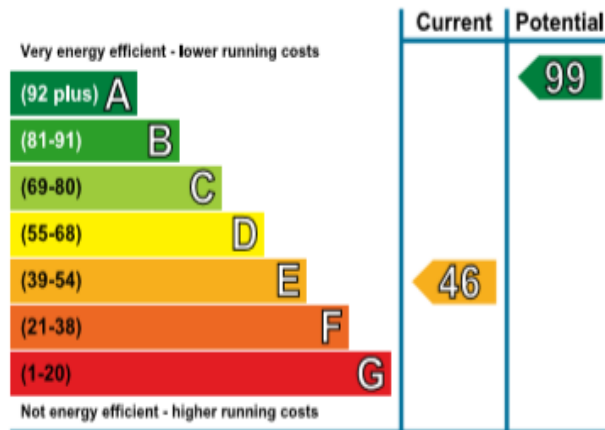
Tel: 02392 632275

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

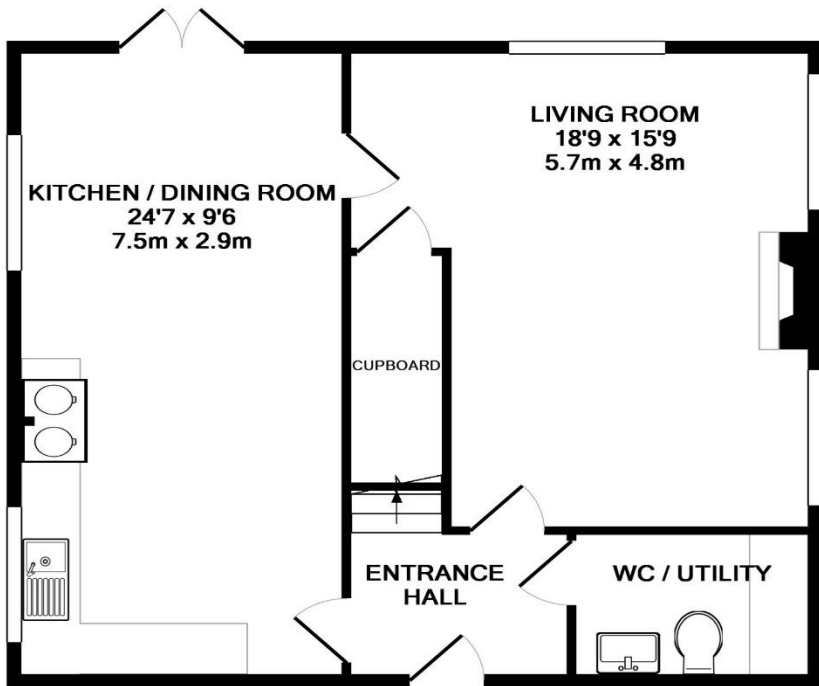
Please contact The Country House Company for further information – [www.thecountryhousecompany.co.uk](http://www.thecountryhousecompany.co.uk)



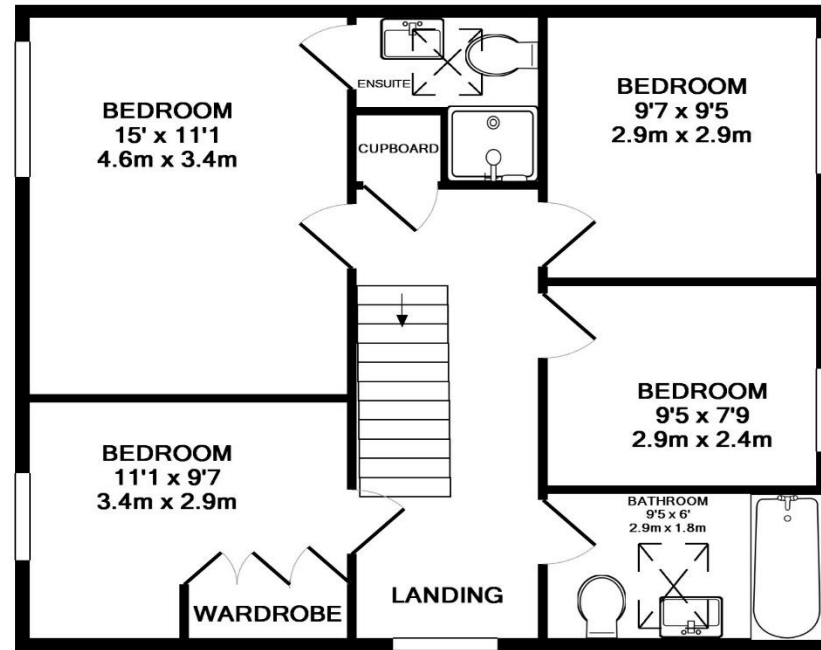




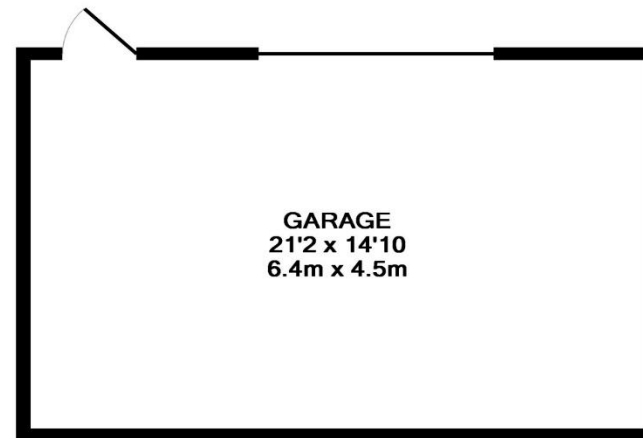




GROUND FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 663 SQ.FT.  
(61.6 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.2 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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## The Country House Company

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