



West Meon, Nr Petersfield / Winchester, Hampshire

£6,000 pcm, excl.

An impressive Grade II listed Georgian house with two cottages, outbuildings, wonderful gardens, grounds and paddocks (extending to approximately 8 acres) in the sought-after village of West Meon

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Term: 24 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 6

Key Features:

Entrance Hall
Kitchen / Breakfast room
Drawing Room / Dining Room / Sitting Room & Study
Utility & Boot Room
Pantry / Cloakroom
Principal Bedroom, Dressing Room and Bathroom
Four Further Double Bedrooms (One En Suite)
Family Bathroom
Extensive Gardens / Paddocks & Swimming Pool
Two Separate Cottage Annexes & Double Garage

Description:

An impressive Grade II listed Georgian house with two cottages, outbuildings, wonderful gardens, grounds and paddocks (extending to approximately 8 acres) in the sought-after village of West Meon.

The property has been sympathetically restored and upgraded to provide very attractive, spacious accommodation suitable for today's living, while retaining its period character and charm.

Outside:

Outside, the guest and groom's cottages offer flexible accommodation for staff/home office/playroom use with additional space available in the outbuildings and garaging facilities.

The mature gardens and grounds are an outstanding feature of the property having been imaginatively laid out and planted over the years with numerous specimen plants and trees, attractive terraced borders, good lawned areas and an extensive walled vegetable garden.

There is an outdoor swimming pool, fenced with paddock railings, woodland gardens and an orchard.

Paddocks could be available for recreational use only if required and other outbuildings by agreement.

Situation:

The house enjoys a beautiful setting within easy walking distance of the village centre with its shop, café, post office / general store, butcher and popular pub along with well-regarded pre and primary schools. Located within the South Downs National Park, there is easy access to excellent footpaths, bridleways and cycle routes.

West Meon is situated some 8 miles from Petersfield (mainline station), approximately 12 miles from Winchester (mainline station) and the M3, 12 miles from Alton, 14 miles from Fareham and the M27 and the south coast, 17 miles from Southampton Airport, 24 miles from Southampton.

AVAILABLE AUGUST 2023

Local Authority: East Hampshire District Council (Band H)

White Goods: Four oven Aga with hot plate, double electric oven, 2 x ring induction hob, larder fridge/freezer/wine cooler, dishwasher, washing machine with space and infrastructure for a tumble dryer and further fridge/freezer. Guest Cottage – Fridge/freezer, halogen hob and electric oven, dishwasher, washer/dryer.

Heating: Oil fired central heating (electric in Grooms Cottage)

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: £250pcm contribution to Landlord

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |

EXEMPTION APPLIES

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

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

Approximate Gross Internal Area
 Main House = 4639 Sq Ft / 436.36 Sq M
 Guest Cottage = 457 Sq Ft / 42.44 Sq M
 Grooms Cottage = 574 Sq Ft / 53.29 Sq M
 Paddock Stables = 809 Sq Ft / 75.17 Sq M
 Green House = 222 Sq Ft / 20.66 Sq M
 Garage = 540 Sq Ft / 50.19 Sq M
 Store Room = 153 Sq Ft / 14.23 Sq M
 Total = 7454 Sq Ft / 692.54 Sq M

(Total Area Including Sections With Restricted Head Height = 7683 Sq Ft / 713.82 Sq M)



This plan is for illustrative purposes only and is not to scale. Measured and drawn in accordance with RICS guidelines. The size and placement of windows, doors and other features are approximate only. Indicates restricted height less than 1.5m.









The Country House Company

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