



High Street, East Meon, Petersfield, Hampshire

£2,250 pcm excl

Charming period 4 bedroom detached cottage in the heart of the highly sought after village 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:

Double Aspect Sitting Room with working Inglenook Fire
Family Room/Snug with Log Burner
Office (with Underfloor Heating)
Kitchen/Breakfast/Dining Room
Cloakroom with Shower
2 Double Bedrooms
Family Bathroom
Additional Double Bedroom with separate staircase
'Open' Double Bedroom with separate staircase
Pretty South Facing Garden with Outside Store

Description:

Charming period 4 bedroom detached cottage in the heart of the highly sought after village of East Meon.

Dating from the 1690's with later additions, the cottage is steeped in period character and charm and offers good family accommodation in a central village location.

Entered directly from the High Street, the entrance hall opens to a very pretty, double aspect sitting room with magnificent, working inglenook fireplace and traditional beams. The beamed snug/playroom has the benefit of a wood burning stove set within the small inglenook. The kitchen/dining room, originally part of the adjoining outbuilding, has been well fitted with a range of units, including a practical and attractive island unit, and superb bi-fold doors opening to the south facing terrace and established rear garden.

A small office, with electric underfloor heating, excellent recently fitted cloakroom with walk in shower and lean to for plants with adjacent W.C. completes the ground floor accommodation.

The cottage has three staircases. The main staircase leads to a charming landing with intriguing beams, two double bedrooms, with original wide oak/pine boards, and a contemporary bath/shower room. A second staircase leads to a double bedroom (with single skin external wall) while another leads to an 'open' double bedroom.

There is secondary glazing to most of the front (north facing) windows, an immersion heater, night storage heating (Economy 10) to most rooms in addition to the log burner, open working fireplace and underfloor heating in the office.

Outside:

Outside, the south facing garden lies to the rear of the cottage with an attractive paved terrace and is imaginatively laid out on several levels with established plants, shrubs and trees and a small vegetable area. There is rear access on two sides to the neighbouring lanes. Street parking as available.

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).

Petersfield at 5 miles (MLS to Waterloo in just over 1 hour); Winchester at 17 miles; Alton at 18 miles (MLS to Waterloo); South Coast within 20 miles. All mileages are approximate.



AVAILABLE END OF JULY 2020

Local Authority: East Hampshire District Council (Band F)

White Goods: Electric Oven with Gas Hob, Dishwasher, Fridge/Freezer

Heating: Electric central heating

Drainage: Mains

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.

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



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