



East Meon, Nr Petersfield, Hampshire
£3,500 pcm, excl. including gardening

Stylish and spacious three bedroom detached property well positioned within the village with wonderful views



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

Bedrooms – 3

Key Features:

Stylish and Spacious Architect Designed Property
Entrance Hall
Large Day/Kitchen/Dining room with doors to Terrace
Study, Sitting Room
Utility / Cloakroom
Plant Room
Open and Light Landing with Ample Storage
Principal Bedroom with En Suite Shower Room
Two Further Double Bedrooms
Driveway with Ample Parking
Rear Garden with Terrace Area and Lawn

Description:

This stylish and spacious contemporary property has been designed by a leading conservation architect to a high specification, incorporating high quality fittings and features under floor heating and sliding ‘pocket’ doors. The light entrance hall opens to the impressive open plan day room/kitchen/dining area with a large central island, modern fittings and full-length double doors and windows opening to the south west facing garden and terrace.

The ground floor has been thoughtfully designed and also includes a sitting room, study, utility, cloakroom, plant room and back door to the side garden. On the first floor a large landing, with airing cupboards and dormer window overlooking the village, opens on to the three double bedrooms, the master with en suite shower room and dressing area and each with lovely views over the village and South Downs. The family bathroom with shower over bath is also finished with contemporary high quality fittings.

Outside:

The main garden has been newly landscaped with a wide area of lawn, planted beds and private terrace area. To the front of the property there is a gated driveway providing plenty of parking and surrounded by low level planting and hedges. Note: Photos from 2019

Situation:

The property is in the East Meon conservation area. 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 END JUNE 2023

Local Authority: Winchester City Council (Band G)

White Goods: Induction Hob, Two Ovens, Integrated Fridge, Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Air Source Heating

Drainage: Mains

Curtains: to principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband: Superfast installed (contribution to Landlord)

Mobile phone reception: Check with your provider

Pets: Not suitable

Gardening: Included

Viewing:

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

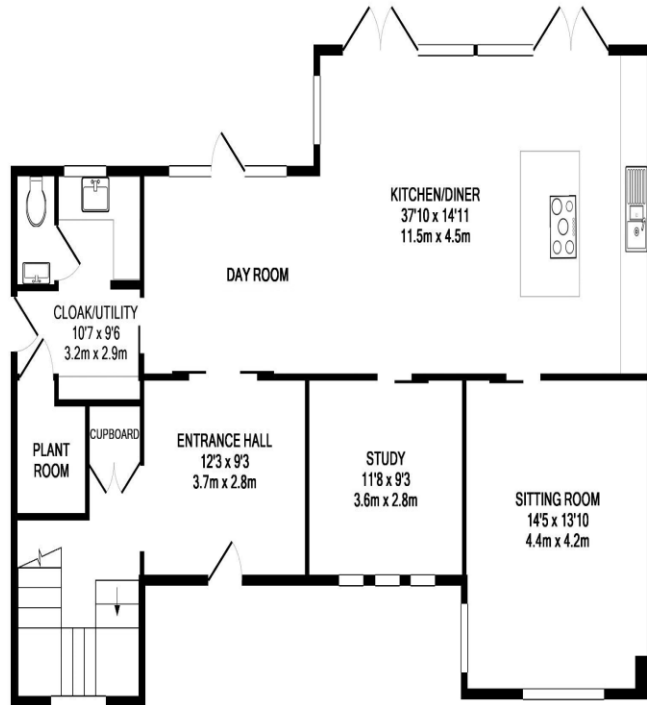
Tel: 02392 632275

Email: info@countryhousecompany.co.uk

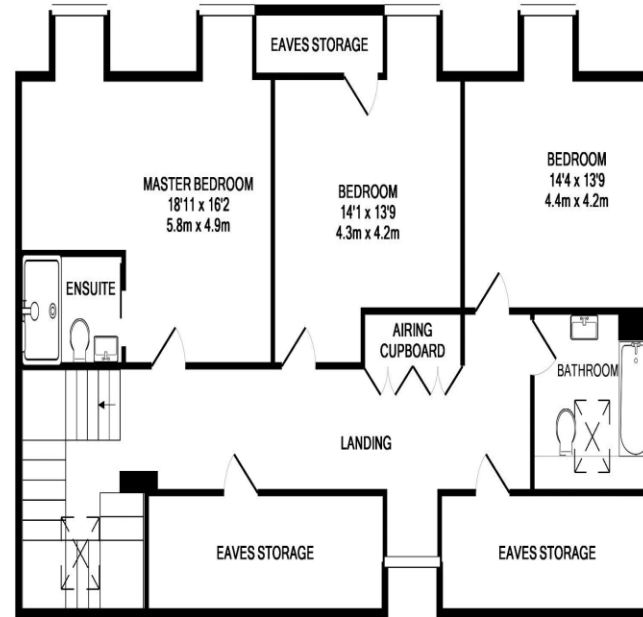
Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
APPROX. FLOOR
AREA 1140 SQ.FT.
(105.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1223 SQ.FT.
(113.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 2363 SQ.FT. (219.5 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

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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