



East Meon, Nr Petersfield / Alresford / Winchester, Hampshire

£1,495 pcm excl

THE  
COUNTRY  
HOUSE  
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A pretty Grade II Listed thatched cottage with wonderful views across farmland to the South Downs



**Term:** 12 months with the possibility of renewal  
**Bedrooms – 3**  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Key Features:**

Thatched Period Property  
Entrance Hallway with Storage  
Kitchen / Dining Room  
Study  
Living Room with Wood Burner  
Downstairs Bathroom with Shower over Bath  
Two Double Bedrooms and One Single Bedroom  
Landing with Storage  
Enclosed Rear Garden with Wonderful Views  
Sought After Village Location

**Description:**

A pretty Grade II Listed, three bedroom thatched cottage, dating from 1640 with wonderful views across farmland to the South Downs, situated on the edge of this sought after village.

The cottage was extended in 2001 to include a Kitchen/Dining room with French windows to the garden and south facing terrace. This leads through to a Study / Snug and on into a Drawing Room with wood burner.

A Bathroom, with shower over bath completes this floor.

Upstairs, there are three Bedrooms providing charming and cosy accommodation. There is additional built-in storage on the landing. (Please note there is limited head height to certain areas.)

**Outside:**

The cottage is in an elevated position above the quiet village lane and has an extremely pretty south facing garden to the rear, with a terrace, small area of lawn, shrubs and herbaceous plants.

**Situation:**

East Meon, with its shop/post office, junior school, two public houses, church, cricket club, and an active village community, is a short walk away.

The area provides excellent walking and access to the South Downs with its riding/biking routes. There is immediate access to the nearby footpath with wonderful walks to the surrounding countryside and the source of the River Meon being nearby.

**AVAILABLE MID SEPTEMBER 2021**

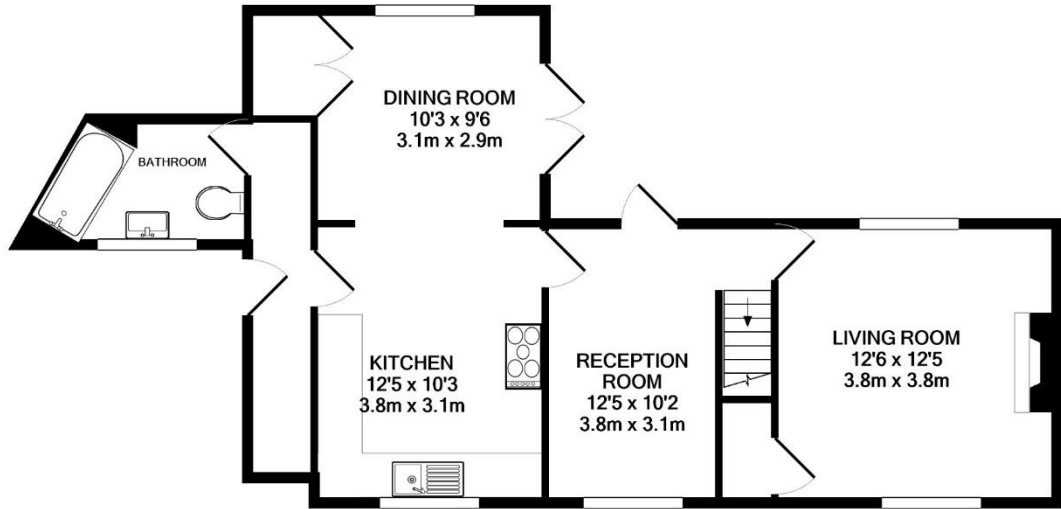
**Local Authority:** East Hampshire District Council (Band F)  
**White Goods:** Electric Range Cooker, Dishwasher, Fridge/Freezer, Washing Machine and Tumble Dryer  
**Heating:** Oil fired  
**Drainage:** Mains  
**Curtains/ Blinds:** To principal rooms  
**Broadband availability:** Check with your provider  
**Mobile phone reception:** Check with your provider  
**Pets:** Considered  
**Gardening:** Tenants responsibility  
**Photos:** Bedroom photos from 2016

**Viewing:**

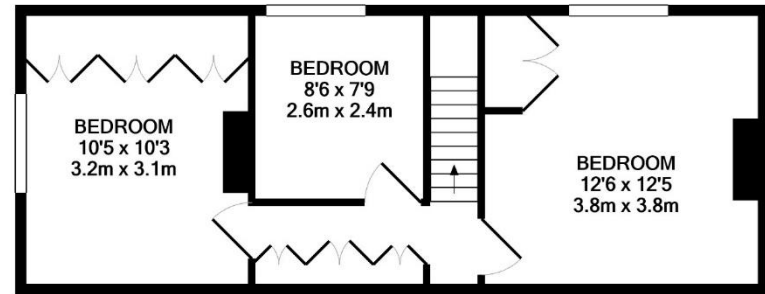
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.  
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Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 613 SQ.FT.  
(57.0 SQ.M.)

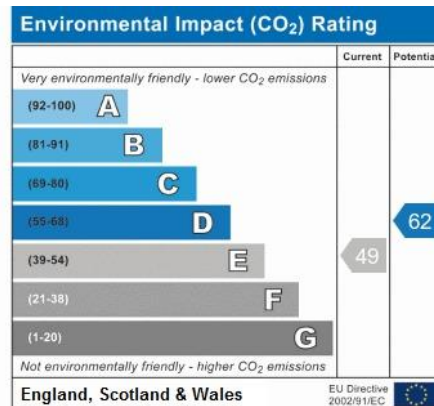
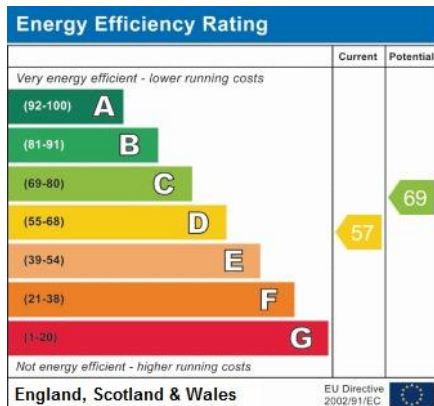


1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1013 SQ.FT. (94.1 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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