



THE
COUNTRY
HOUSE
COMPANY

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EAST MEON
NR PETERSFIELD

High Street, East Meon, Hampshire

A Grade II listed thatched cottage, ideal as a home or weekend retreat in the heart of this popular Hampshire downland village.



Mileages (approximate)

Petersfield - 5 miles

Alresford - 12 miles

Emsworth/South Coast - 25 miles

Summary of Accommodation

Ground Floor

Sitting room

Kitchen/breakfast room

Study/bedroom 2

Cloakroom

Second Floor

Master bedroom

En Suite Shower Room

Outside

Garden studio and summer house

Description

Brook Cottages front the Meon brook and are part of a much photographed & painted 'village-scape'. The cottage is set at the eastern end of the village and just a few paces from its amenities and would make an idyllic weekend retreat.



The cottage has recently been rethatched and comprehensively refurbished.

On the ground floor there is a cosy sitting room exposed beams and decorative fireplace, a modern kitchen, a study/bedroom 2 and cloakroom. Upstairs there is a double bedroom and a recently fitted contemporary style shower room.

Outside

The garden is private and sunny with views towards Park Hill and the adjoining village allotments.

There is a paved terrace close to the house together with a garden shed and timber summerhouses/studio in the larger than average cottage garden.

Situation

East Meon is a quintessential Hampshire downland village beloved of walkers and residents alike. With two pubs, a village school, a shop and a thriving local community, the village is in the heart of The South Downs National Park, yet within easy reach of Petersfield mainline station with direct access to London Waterloo (in about a 1 hour).

The South Coast is within easy reach with good access to to the A3 and A272 and for leisure pursuits there is an extensive network of footpaths and bridleways and direct access to the South Downs Way.

Services: Mains electricity, water and drainage. Electric boiler.

Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

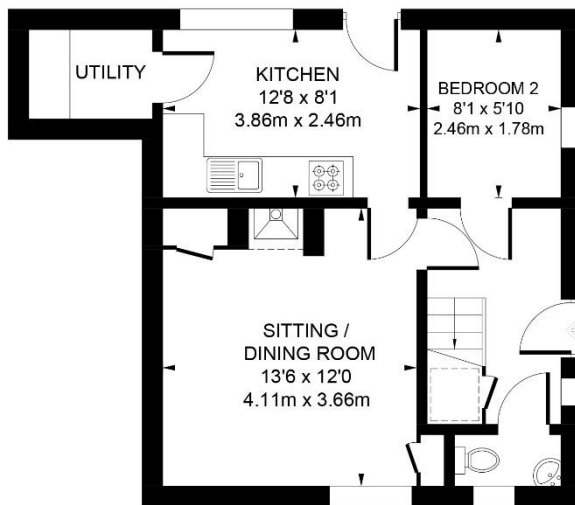


Disclaimer: (including fixtures and fittings)

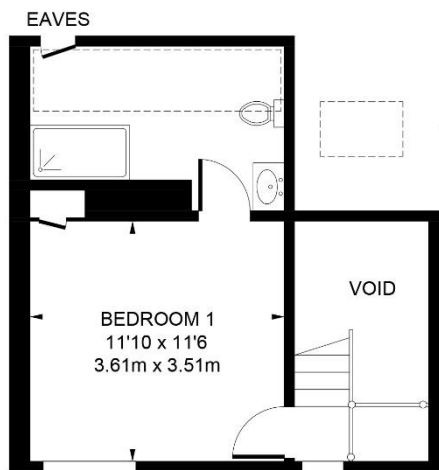
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2021. Interior photos 2021

Date of particulars

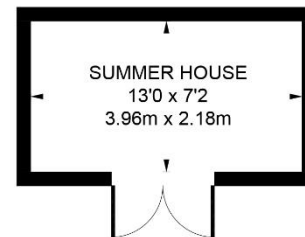


GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT
(41.4 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 258 SQ.FT
(24.0 SQ.M)

= Reduced headroom below 1.5m / 5'0



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

TOTAL APPROX. FLOOR AREA 704 SQ.FT (65.4 SQ.M)
SUMMER HOUSE 94 SQ.FT (8.7 SQ.M)
TOTAL 798 SQ.FT (74.1 SQ.M)
(EXCLUDING VOID)

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.
(ID 754406)



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