



West Meon, Nr Winchester / Petersfield, Hampshire

£1,950 pcm excl

Charming cottage in wonderful rural position, with views over parkland

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COUNTRY
HOUSE
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Term: 12 months with the possibility of renewal

Bedrooms – 3

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Entrance Porch / Boot Room
- Fitted Kitchen with Pantry
- Utility Room
- W.C.
- Master Bedroom with En Suite Shower
- Two Further Bedrooms
- Family Bathroom with Separate W.C.
- Enclosed Rear Garden
- Outbuilding for Storage
- Off Road Parking for Two Cars

Description:

The cottage is full of character with beams and original features throughout, with high ceilings and good storage.

On the ground floor is a fitted kitchen with granite work surfaces and spotlights, looking south with far views over the parkland, a utility room, larder with original slate shelf, spacious open plan living / dining room with exposed boarded floor and southerly views.

On the first floor there is a good-sized master bedroom with excellent fitted cupboards and en-suite shower room (with a large pumped shower). There is a second double bedroom and a single bedroom with fitted cupboard, attractive family bathroom and separate W.C.

Outside:

There is a pretty enclosed garden to the rear, quiet and manageable in size, with lawned area, established beds, mature trees and shrubs and parkland views.

Situation:

The property is situated in a very good, quiet rural position, adjacent to the main house and midway between Bramdean, West Meon and the A272, yet with easy access to Petersfield, Winchester and Alton and Alresford.

The village of West Meon has several excellent shops including a Post Office, general stores and renowned butcher with pub/restaurant and village school.

Local Authority: Winchester City Council (Band E)

AVAILABLE JUNE 2022

White Goods: Electric Range Master Cooker, Fridge, Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Oil fired

Drainage: Private

Curtains/Blinds: 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.

Tel: 02392 632275

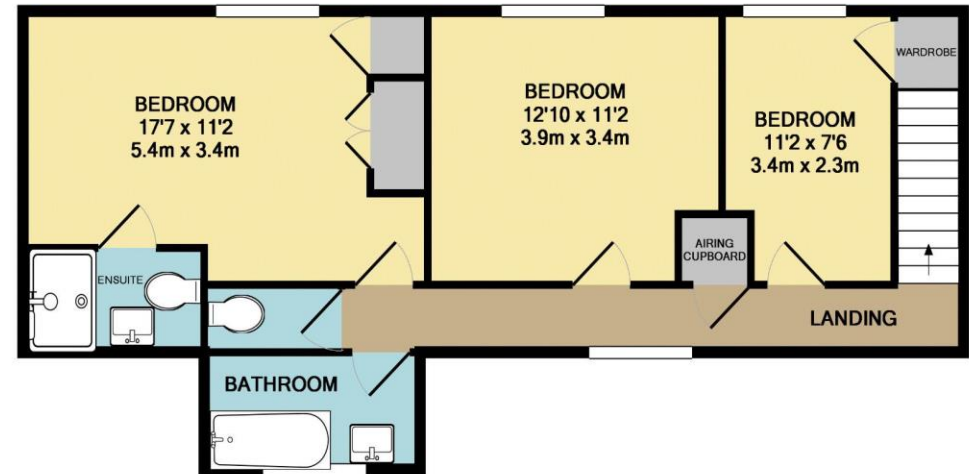
Email: info@countryhousecompany.co.uk

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





GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



The Country House Company

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