



Nr East Meon, Petersfield / Winchester, Hampshire
£1,750 pcm excl.

2/3 Bedroom traditional Lodge Cottage in a glorious rural location

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

Bedrooms – 2/3

Key Features:

Wonderful Rural Location
Fitted Kitchen
Two Reception Rooms
Two Double Bedrooms
Study / Bedroom Three
W.C.
Walk-in Pantry / Laundry Room
Family Bathroom
Large Garden and Storage Shed
Within easy reach of Petersfield and Winchester

Description:

Situated on truly beautiful rural estate, this 2/3 bedroom property forms the Lodge Cottage to the main house.

The tiled entrance hall opens on to a cottage-style kitchen with a separate dining room. Opposite the kitchen is a large pantry/laundry room with open shelving. Beyond is the cosy sitting room with large bay window and open fire, a separate W.C. and a study/bedroom 3. There is also a fully enclosed lobby to the front of the property with useful storage for boots and coats.

Upstairs there are two double bedrooms and a family bathroom with a shower over the bath.

Outside:

There is a spacious lawned rear garden with mature trees to the back and pretty partly walled garden to the front.

The gated entrance leads on to a large gravelled parking area with a storage shed beyond.

Situation:

Situated in a wonderful position just north of East Meon with lovely views of the garden and countryside beyond.

The village of East Meon has a Post Office/shop, local school, two pubs, a church and offers an active village community.

With easy access to the A272 the property is approximately 5 miles from Petersfield, 15 miles from Winchester and 12 miles from Alton all with mainline stations.

The area provides excellent walking/cycling and access to the South Downs.

AVAILABLE MID APRIL 2022

Local Authority: East Hants District Council (Band D)

White Goods: Electric oven and hob; positions for dishwasher, fridge/freezer, washing machine and dryer

Heating: Oil fired central heating

Drainage: Private drainage

Curtains: To principal windows

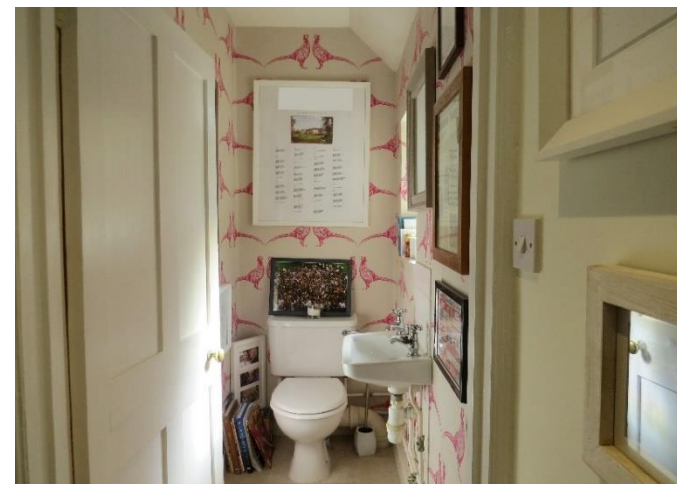
Flooring: Carpets/tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility



Viewing:

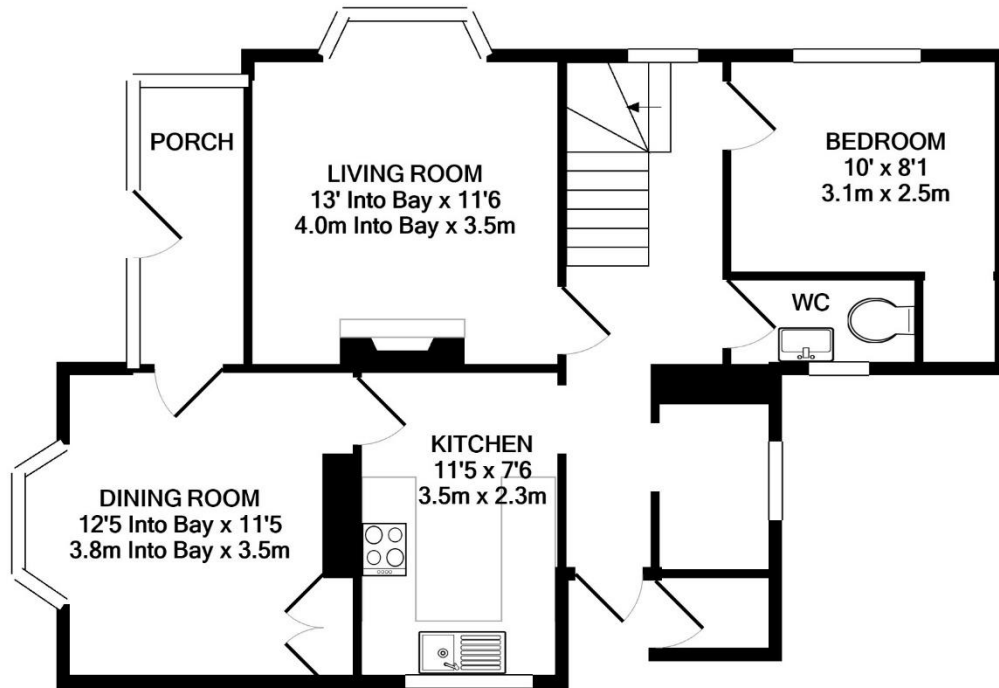
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

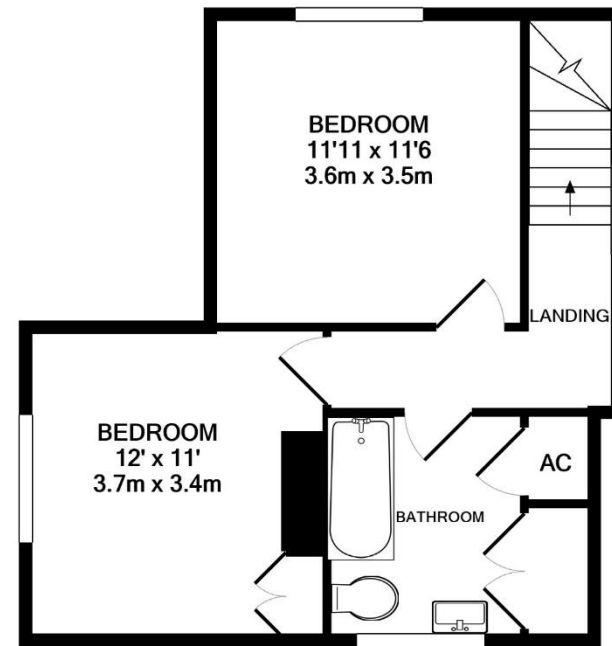
Email: info@countryhousecompany.co.uk

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





GROUND FLOOR
APPROX. FLOOR
AREA 645 SQ.FT.
(59.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.4 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		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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