



East Meon, Nr Petersfield / Winchester, Hampshire

£1,750 pcm excl

A delightful, semi detached brick and flint cottage on the edge of the sought-after village of East Meon

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

Key Features:

- Sought After Village Location
- Wonderful Views
- Kitchen
- Separate Dining Room
- Living Room with Working Fireplace
- Porch/Utility/Boot Area with Separate W.C.
- Three Double Bedrooms
- Bathroom with Shower Over Bath
- Generous Garden
- Ample Driveway Parking

Description:

In the heart of rolling East Meon Valley sits this semi-detached cottage, brimming with charm.

Leading in from the terraced area, to the rear of the property, the generous porch/utility area has plenty of space for boot and coat storage along with a separate W.C. Beyond this is a dining room and separate sitting room with open fireplace leading to a well fitted kitchen with stairs to the first floor.

On the first floor, there are three double bedrooms along with a bathroom with bath and separate shower.

Externally, the property benefits from ample driveway parking and a large, tastefully landscaped garden. There is a large Summerhouse with decking area to the front.

Situation:

Situated in a wonderful position on the outskirts of East Meon, looking out over magnificent countryside.

Set in the heart of the Meon Valley and South Downs National Park, East Meon has a shop/post office, junior school, two pubs, a church, various clubs including cricket and gardening clubs, and an active village community.

The River Meon runs alongside the village street, with its spring source approximately 1 mile south of the village.

Petersfield is approximately 5 miles from East Meon and Winchester approximately 15 miles, both of which have main line stations. There are a number of village and private schools close at hand.

The area provides excellent walking and access to the South Downs with its riding/biking routes.

AVAILABLE JUNE 2022

Local Authority: East Hampshire District Council (Band C)

White Goods: Electric Hob and Oven, and space/infrastructure for a Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: LPG central heating

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with provider

Mobile phone reception: Check with provider

Pets: One well behaved pet considered

Gardening: Tenant Responsibility



Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their 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		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		





The Country House Company

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