



East Meon, Nr Petersfield / Winchester, Hampshire

£1,600 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
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 3

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.
Bathroom with Shower Over Bath
3 Double Bedrooms
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 newly installed 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:

East Meon has an interesting history illustrated by a number of ancient buildings in the village.

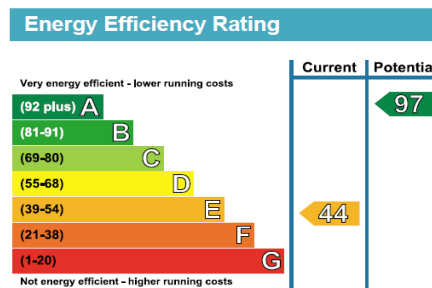
The Norman Church of All Saints sits on Park Hill and contains a fine, 12th century black marble Tournai font, one of only four in Hampshire. Opposite the church is the old Court House, with a medieval hall dating from the late 14th century.

The village has a shop with Post Office facilities, a number of Bed and Breakfast establishments, and two pubs, Ye Olde George and The Izaak Walton (named after the famous angler).

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

Set in the heart of the South Downs National Park, the South Downs Way also passes nearby and with Meon Springs bike hire based just over a mile away, Queen Elizabeth Country Park just over three miles away, a local cricket club, Petersfield Food and Farmers markets and events at nearby Langrish House Hotel, there is an abundance of local community activity to keep residents busy.

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.



White Goods: Electric hob and oven, fridge/freezer and space/infrastructure for a 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

Local Authority: East Hampshire District Council - Band C

Available Now



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





The Country House Company

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