



West Meon, Nr Winchester / Petersfield, Hampshire
£2,100 pcm excl



Stylish three bedroom semi-detached house, located in the centre of the sought-after village of West Meon



Term: 6 months
Bedrooms – 3
Furnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key features:

Entrance hall
Kitchen / Breakfast room
Sitting Room with Dining Area
Downstairs cloakroom
3 bedrooms, one en suite
Family Bathroom
Garden
Games Room / Office with Shower room
Parking

Stylish three bedroom semi-detached house located in the centre of the sought-after village of West Meon.

Description:

This three bedroom semi-detached house, which was re-built after the war, has been refurbished and renovated with painted floor boards, effective lighting and good preservation of the property's characteristic features.

On the ground floor the sitting room has recently been 'opened up' to provide both a sitting and dining area with a bay window to the front of the room and an open fire. Glazed panels and doors, at the rear of the room, lead through to a very spacious and light kitchen/breakfast room with ceiling atrium. From here double doors lead outside to a covered terraced seating area and the garden. Also on the ground floor there is a cloakroom with WC.

On the first floor, there are three bedrooms (one with en suite), plus a family bath/shower room, leading off from the landing. Two of the bedrooms have bay windows, helping to provide space and light. The second and third bedroom have the benefit of fitted cupboards.

Outside:

The enclosed rear garden is mainly laid to lawn with a trellis clad wall and a terrace which runs along the rear of the house. A games room / office with shower room is also located at the rear of the property. At the front of the property there is a small lawned garden.

Situation:

The house is well located within easy walking distance of the village centre with its village shops, café, post office / general store, butcher and popular pub. The village primary school and preschool are a big draw to the village and there is beautiful biking / walking to the South Downs straight from the house.

West Meon is situated some 8 miles from Petersfield (mainline station), approximately 12 miles from Winchester (mainline station), and the M3, 12 miles from Alton, 14 miles from Fareham and the M27 and the south coast, 17 miles from Southampton Airport, 24 miles from Southampton.

Local Authority: Winchester City Council Band E

Availability: September 2019

White Goods: Electric range oven, dishwasher, washing machine, dryer and large American fridge freezer

Heating: LPG gas

Drainage: Private

Curtains: To principal rooms

Flooring: Exposed Wood Floors

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: One well behaved pet considered

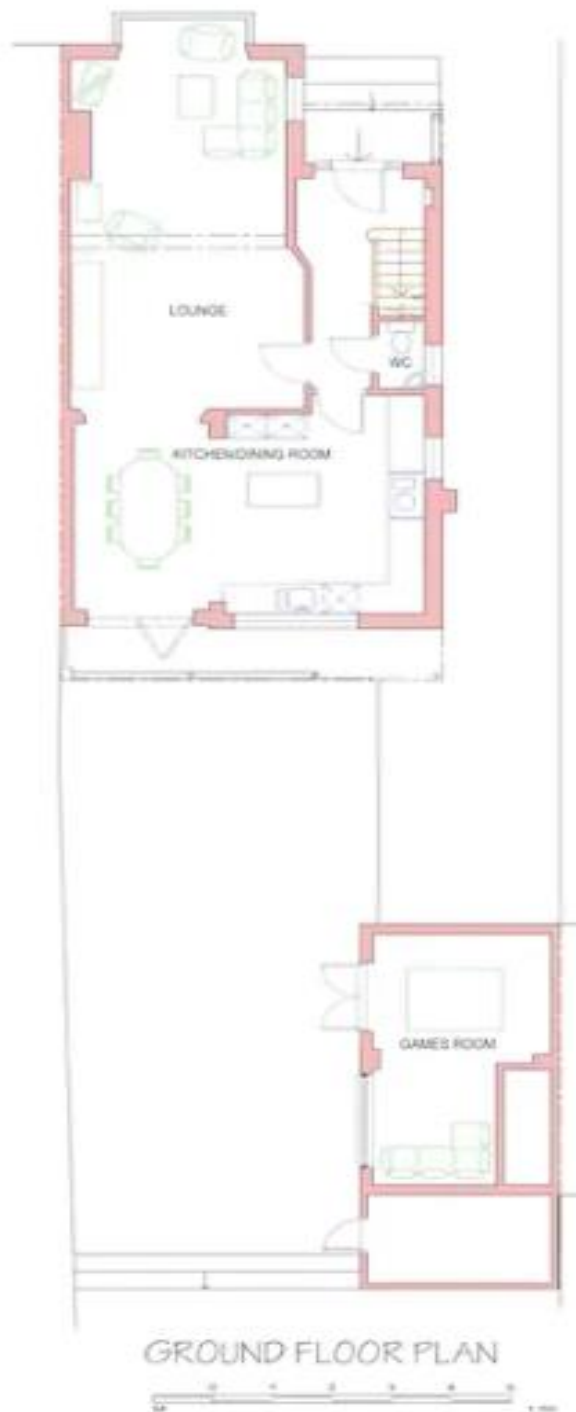
Gardening: Tenants responsibility

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







Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
54	78



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