



West Meon, Nr Petersfield / Alresford / Winchester, Hampshire

£1,995 pcm excl

THE  
COUNTRY  
HOUSE  
COMPANY

A well presented upgraded 4 bedroom family home with lovely outlooks on the edge of the much sought after village of West Meon



**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy

**Bedrooms – 4**

**Key Features:**

Entrance Hall  
Kitchen / Dining room with granite work tops and wood flooring  
Sitting Room with wood burner and bi fold windows,  
Study / Playroom  
Shower Room / WC.  
Master Bedroom with en-suite shower  
Two further small Double Bedrooms  
Single Bedroom / Study  
Family Bathroom with shower fitted over bath  
Garden with decked area  
Double Garage and two additional parking spaces

**Description:**

The property has been upgraded exceptionally well throughout to maximise on space and light. On the ground floor there is an entrance hall with cupboards, a beautifully fitted kitchen / dining room with granite work tops and access to the decked area outside. A sitting room with oak flooring, wood burning stove and bi fold windows, a study / playroom and shower room / WC.

Upstairs there is a spacious master bedroom with a full range of fitted wardrobes and en-suite shower room, two further small double bedrooms, a single bedroom / study and a family bathroom with shower fitted over bath.

Oak flooring has been laid throughout the house.

**Outside:**

The property enjoys a sunny garden with decked area and views over open countryside, a courtyard area of black limestone with paving paths, lawn and a landscaped terraced area.

There is a double garage and two additional parking

spaces with additional visitor parking available.

**Situation:**

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

**Additional information:**

The property was built in the 1970's and is one of four others set on the edge of the sought-after village of West Meon with views to the countryside and easy access to the school, recreation field, village hall, post office shop, local pubs plus all the other village community activities.

**Local Authority:** Winchester City Council Band F

**Availability:** June 2019

**White Goods:** Induction range cooker, two fridge/freezers, dishwasher and washing machine/drier

**Heating:** Oil fired central heating

**Drainage:** Private Drainage

**Curtains:** To principal rooms

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

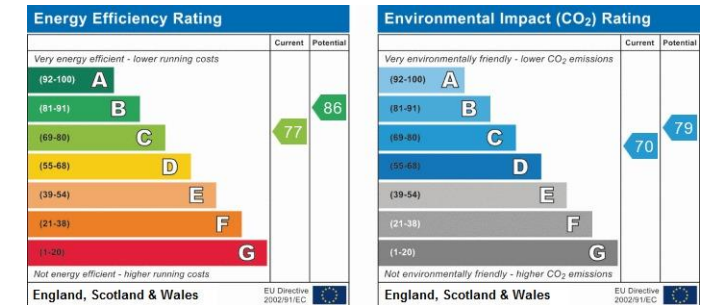
**Pets:** One well behaved pet considered

**Gardening:** hedges included; mowing and edging – tenant's responsibility.

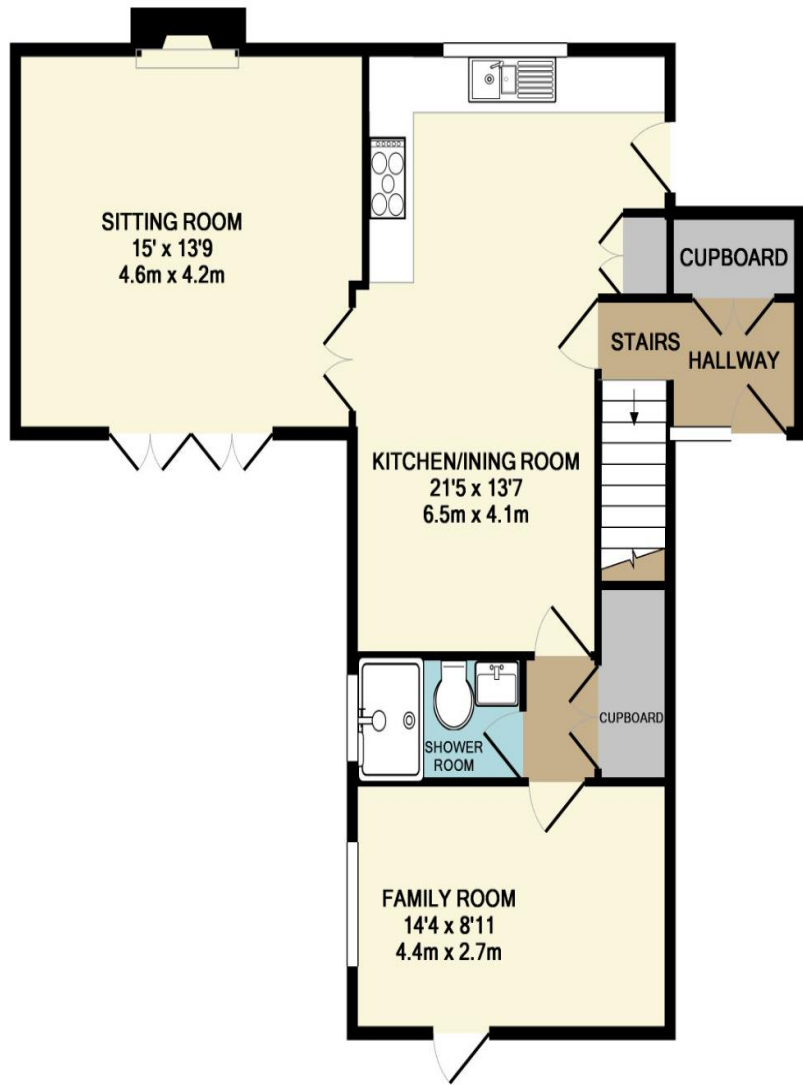
**Viewing:**

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](mailto:info@countryhousecompany.co.uk)

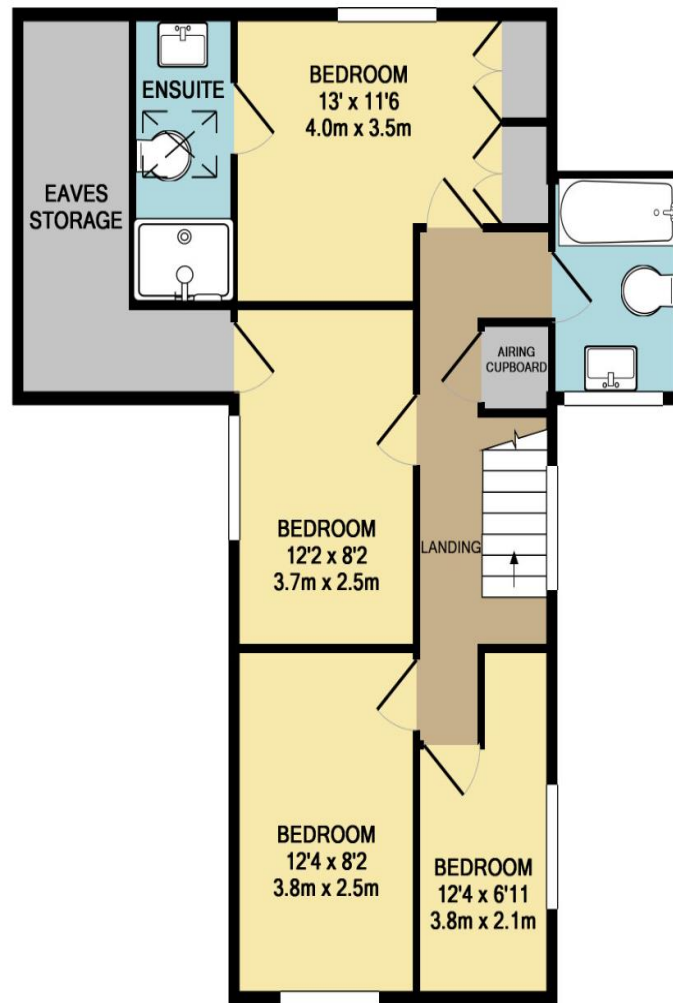
**Admin fee:** £360 incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details



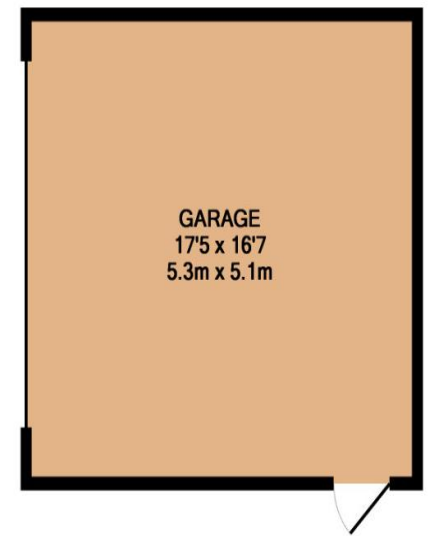
**Full EPC available on request  
See our Website for Disclaimer Details**



GROUND FLOOR  
APPROX. FLOOR  
AREA 748 SQ.FT.  
(69.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 669 SQ.FT.  
(62.2 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 290 SQ.FT.  
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1708 SQ.FT. (158.6 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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