



High Street, East Meon, Hampshire  
£2,500 pcm excl inclusive of gardening

Stylish and spacious three bedroom detached property well positioned within the village with wonderful views.



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

**Bedrooms – 3**

**Summary of Accommodation:**

Entrance Hall  
Large Day/Kitchen/Dining room with doors to terrace area  
Study  
Sitting Room  
Utility/Cloakroom  
Plant Room  
Open and light landing with ample storage  
3 Double Bedrooms (Master with en suite Shower Room)  
Family bathroom

Driveway with ample parking  
Rear garden with terrace area and lawn

Stylish and spacious architect designed property

**Description:**

This stylish and spacious contemporary vernacular style property has been designed by a leading conservation architect to a high specification incorporating high quality fittings and features, under floor heating and sliding 'pocket' doors.

The light entrance hall opens to the impressive open plan day room/kitchen/dining area with a large central island, modern fittings and full length double doors and windows opening to the south west facing garden and terrace.

The ground floor has been thoughtfully designed and also includes a sitting room, study, utility, cloakroom, plant room and back door to the side garden.

On the first floor a large landing with airing cupboards and dormer window overlooking the village opens to the

three double bedrooms, the master with en suite shower room and dressing area and each with lovely views over the village and South Downs. The family bathroom with shower over bath is also finished with contemporary high quality fittings.

**Outside:**

The main garden has been newly landscaped with a wide area of lawn, planted beds and private terrace area.

To the front of the property there is a gated driveway providing plenty of parking and surrounded by low level planting and hedges.

**Situation:**

The property is in the East Meon conservation area. East Meon village provides a shop/post office, junior school, two public houses, a church, cricket club and a very active village community. The area provides excellent recreational facilities with wonderful walking, riding and cycling, easy access to the South Downs and yet is within



5 miles of Petersfield with Main line Station (Waterloo approximately 1 hour).

**Local Authority:**

Winchester City Council – Banding to be confirmed

**Available:** 1st May 2019

**White Goods:** Induction hob, 2 ovens (one has microwave), extractor fan, integrated fridge, freezer, dishwasher, washing machine and tumble dryer

**Heating:** Underfloor heating throughout

**Drainage:** Mains

**Curtains / Blinds:** All rooms

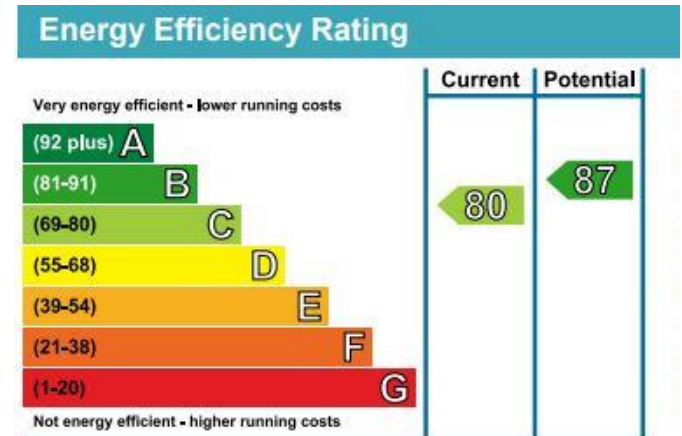
**Flooring:** Carpets / natural stone floor

**Broadband availability:** Available locally

**Mobile phone reception:** Most networks

**Pets:** Preferably not

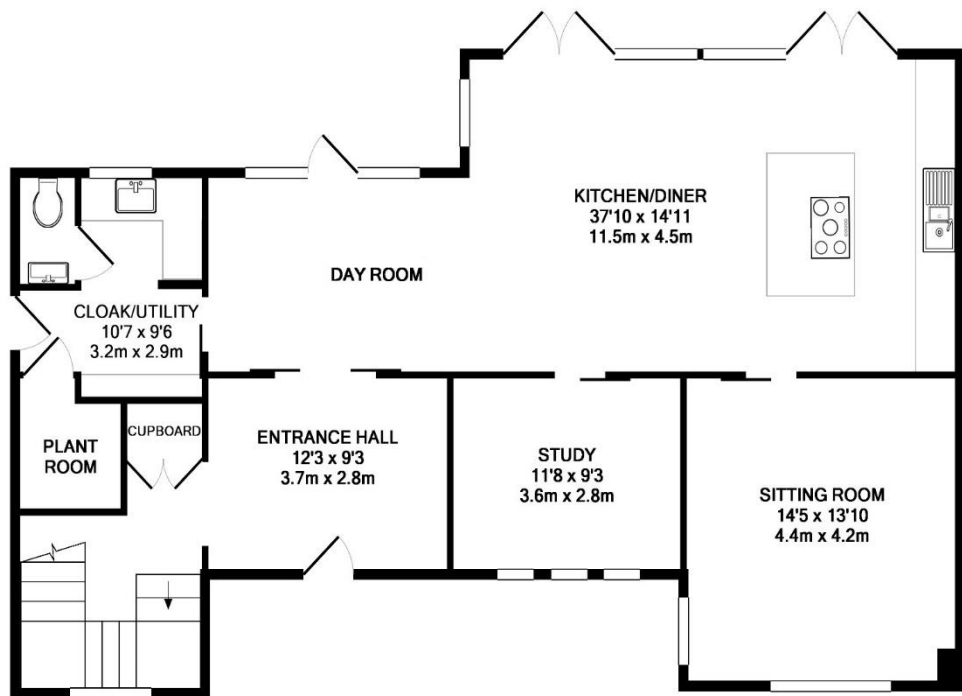
**Gardening:** Included



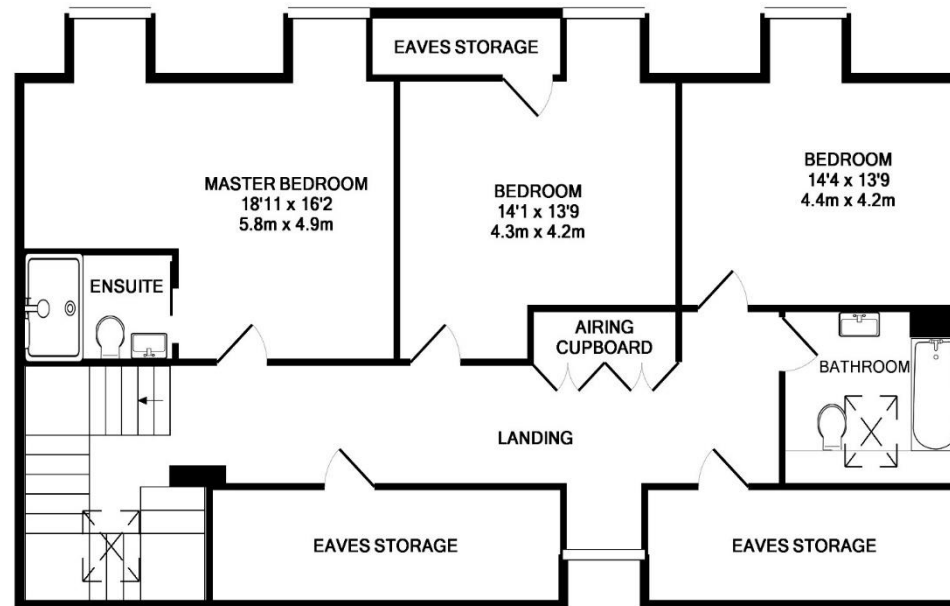
**Viewing:**

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:** £325 for 1-2 people. Other fees may apply – please contact The Country House Company for further details.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1140 SQ.FT.  
(105.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1223 SQ.FT.  
(113.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2363 SQ.FT. (219.5 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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