



East Meon, Nr Petersfield / Winchester, Hampshire

£1,500 pcm excl



A semi-detached 3 bedroom cottage, set in a rural hamlet near East Meon, with wonderful views over surrounding countryside. Fees apply







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

**Key features:**

Entrance Hall  
2 Reception Rooms  
Kitchen  
3 Bedrooms:- 2 Double Bedrooms, 1 Single Bedroom  
Bath / Shower Room  
Cellar  
Open Garage  
2 Car parking spaces in shared drive  
Large Wooden Shed  
Good sized garden with wonderful views, mainly laid to lawn with terrace

**Description:**

A semi-detached 3 bedroom cottage, set in a rural hamlet near East Meon, with wonderful views over surrounding countryside.

The ground floor has two spacious reception rooms, a kitchen with separate utility/cloakroom and a wood burning stove.

On the first floor, there are two double bedrooms, a single bedroom, a bathroom with shower over bath, and a landing which lends itself to an ideal study space.

There are double glazed windows throughout and oil fired central heating.

**Outside:**

The cottage has a delightful open garden with mature shrubs and hedges and a south facing terrace. Approached via a shared driveway with parking. In addition, there is a large wooden shed for storage.

**Situation:**

Very pleasantly situated in the hamlet of Coombe with views across the surrounding countryside.

Approx 5 miles from Petersfield and 12 miles from Winchester.

**Local Authority:** East Hampshire District Council - Band D

**Availability:** Early May 2019

**White Goods:** Electric Oven and hob; positions for larder fridge, dishwasher, washing machine

**Heating:** Oil fired central heating

**Drainage:** Private – share of septic tank

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

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

**Pets:** Pets considered

**Gardening:** Tenants responsibility

Agents acting as introducers

**Viewing:**

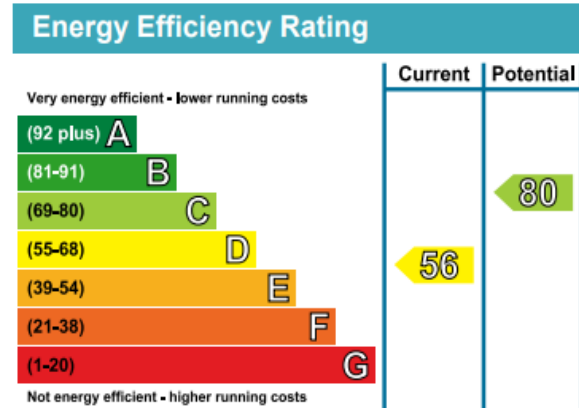
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632 275

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

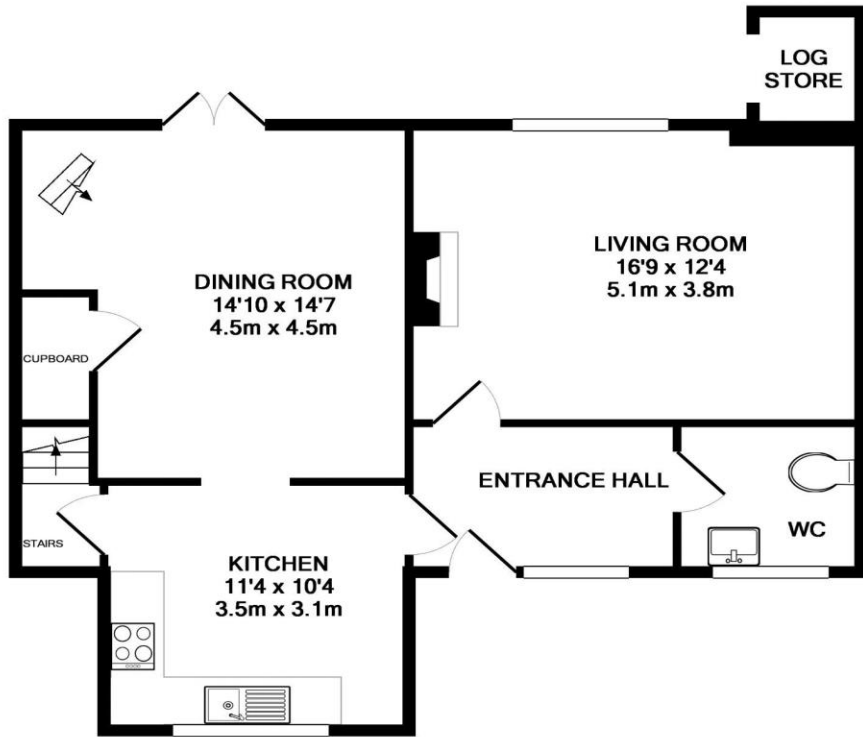
**Admin fee:** £300 incl. VAT for 1-2 people.

Other fees may apply – please contact The Country House Company for further details.

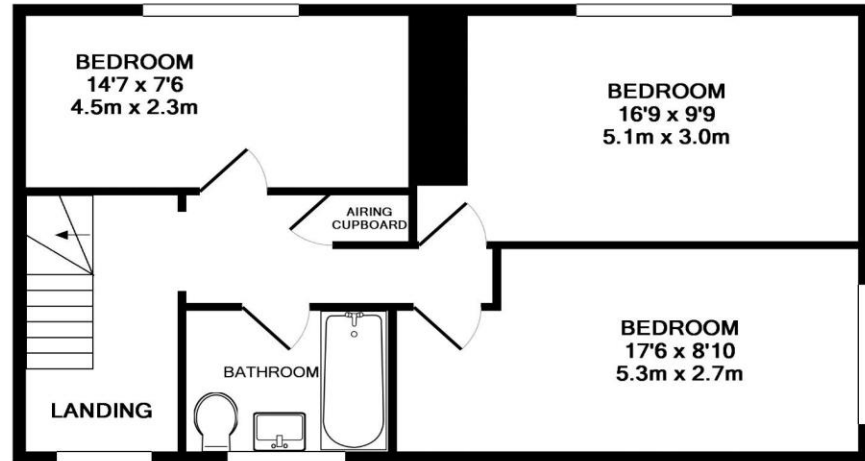




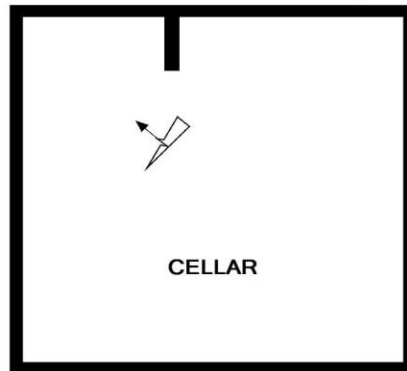




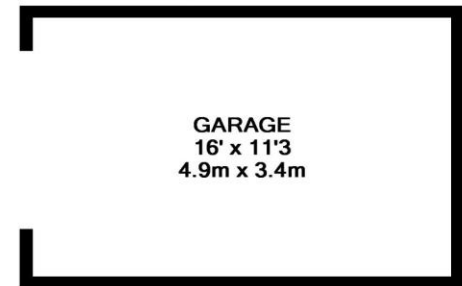
GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.8 SQ.M.)



CELLAR  
APPROX. FLOOR  
AREA 215 SQ.FT.  
(19.9 SQ.M.)



OUTBUILDINGS  
APPROX. FLOOR  
AREA 297 SQ.FT.  
(27.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1750 SQ.FT. (162.6 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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