



West Meon, Nr Winchester / Petersfield, Hampshire

£2,100 pcm excl

A Charming 4 bedroom Farmhouse, set in a picturesque and sought-after Hampshire village



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

Bedrooms – 4

Key features:

Large Entrance Hall
Kitchen / Breakfast Room
Large Cloakroom / Boot Room
Drawing Room with integrated woodburner
Further Snug / Study with woodburner
Utility Area with separate Pantry
3 Double Bedrooms (all with fitted cupboards)
1 Single Bedroom (with fitted cupboard)
Large Family Bathroom with separate shower
Enclosed Garden

Description:

Approached via a private driveway and with a large grassed turning circle at the front, the Farmhouse is full of character with high ceilings, spacious accommodation and set in an enviable rural location.

On the ground floor is a large entrance hall, kitchen/breakfast room, cloakroom/boot room and a generous utility area with pantry and space for both washing machine & tumble dryer.

The spacious drawing room with recessed wood burning stove has French windows leading directly to the garden, while a second reception room, with newly-installed wood burning stove, would be ideal as a snug or study.

On the first floor there are three double bedrooms and one single bedroom, all with attractive fitted cupboards. In addition, there is a very spacious family bathroom with bath and separate shower, all recently installed, and an airing cupboard. The house has recently been redecorated throughout with new carpets.

Outside:

There is a large fully-enclosed garden surrounding the house, laid mainly to lawn with some established beds and mature shrubs.

Situation:

The property is situated in a quiet, rural position being secluded but not isolated on the edge of the village of West Meon, with easy access to Petersfield (approx 8 miles), Winchester (approx 15 miles), Alton (approx 13 miles) and Alresford (approx 9 miles). Southampton Airport is approximately 20 miles away.

The village of West Meon, set within the South Downs National Park, has several excellent shops including a Post Office, general stores and renowned butcher plus pub/restaurant and village school.

Local Authority:

Winchester City Council - **Band G**
Tel: 01962 840 222



Availability: Available Now

White Goods: Electric Oven & Hob, with extractor fan

Heating: Bio-mass boiler

Drainage: Private drainage – septic tank

Curtains: Not provided

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

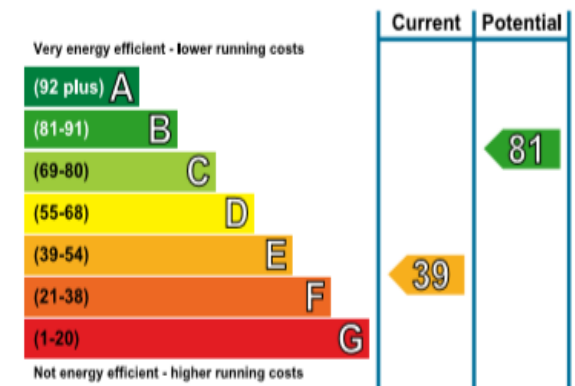
Gardening: Tenants responsibility

Viewing:

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

Tel: 02392 632275

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Full EPC available on request
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