



Nr East Meon / Petersfield / Winchester
£1,500pcm excl.



Recently upgraded traditional Lodge Cottage in a picturesque rural location



Term: 9- 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 2/3

Please check our website for further information –
www.countryhousecompany.co.uk

Key Features:

Wonderful Rural Location
Easy Reach of Petersfield and Winchester
Newly Fitted Kitchen
2 Reception Rooms
2 Double Bedrooms
Study/Bedroom 3
W.C.
Walk-in Pantry/Laundry Room
Family Bathroom
Large Garden and Storage Shed

Description:

In a truly beautiful rural estate situation this recently upgraded 2/3 bed property forms the Lodge Cottage to the main house.
Built in the traditional style the tiled entrance hall opens on to a newly fitted cottage-style kitchen with a separate dining room beyond. Opposite the kitchen is a large pantry/laundry room with open shelving. Beyond is the cosy sitting room with large bay window and open fire, a separate w.c. and a study/bedroom 3. There is also a south and west facing fully enclosed lobby to the front of the property with useful storage for boots/coats.
Upstairs there are two double bedrooms and a recently fitted family bathroom with stand up shower over the bath.

Outside:

A spacious lawned rear garden with mature trees to the back drop and pretty partly walled garden to the front. The gated entrance leads on to a large gravelled parking area with a storage shed beyond.

Situation:

Situated in a wonderful position just north of East Meon with lovely views of the garden and countryside beyond. With easy access to the A272 the property is approximately 5 miles from Petersfield, 15 miles from Winchester and 12 miles from Alton all with mainline stations.

Additional Information:

East Meon has a Post Office/shop, local school, two pubs, a church and offers an active village community. The area provides excellent walking/cycling and access to the South Downs.

Councils:

Tax Band: East Hants District Council Band D

Availability: August

White Goods: Electric oven and hob; positions for dishwasher, fridge/freezer, washing machine and dryer

Heating: Oil fired central heating

Drainage: Private drainage

Curtains: To principal windows

Flooring: Carpets/tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered - the garden is not enclosed

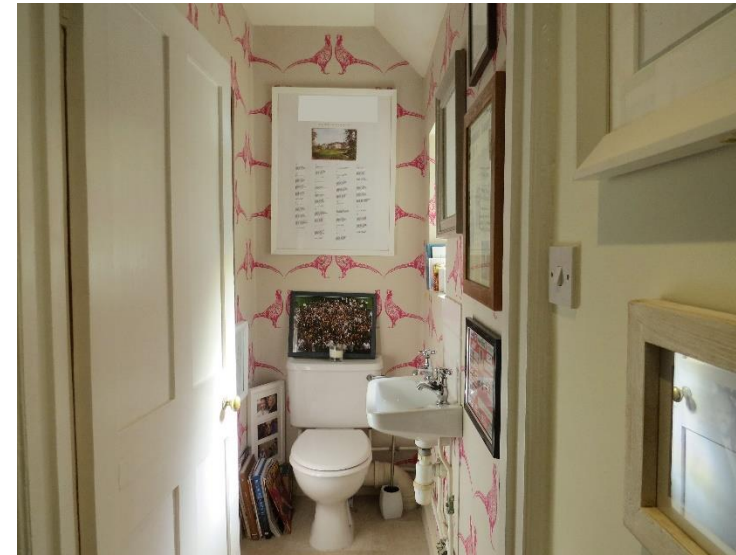
Gardening: Tenant responsibility

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





THE
COUNTRY
HOUSE
COMPANY

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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