



THE
COUNTRY
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COMPANY

Sales | Lettings | Management

East Meon,
Nr Petersfield

East Meon

An elegant 3 bedroom cottage, enviably located in the heart of this sought after village which is nestled within the South Downs National Park on the edge of Petersfield.



Mileages (approximate)

Petersfield - 5 miles
Winchester - 15 miles
Portsmouth - 18 miles

Summary of Accommodation

Entrance Hall
Sitting Room
Kitchen/Dining Room
3 Good Sized Bedrooms
Family Bathroom
Large Private Garden

Description

This pretty Grade II listed, semi-detached property offers a stylish arrangement of well presented accommodation with all the features expected of a property of its period to include wooden larch doors, exposed timbers and fireplaces. In addition, there is a superb large landscaped, sunny garden.

In good decorative order throughout this lovely home, in our opinion, lends itself equally as a country retreat or holiday let, subject of course to any planning permissions required.



On the ground floor is a welcoming entrance hall which leads to a bright and spacious sitting room with exposed timber flooring, high ceiling and splendid inglenook fireplace with log burning stove.

The kitchen/dining room is well fitted and benefits from Alpha Range and garden outlook and access.

Upstairs on the first floor is the master bedroom with feature fireplace. There is a further bedroom on this floor and a contemporary bathroom. A converted loft room on the third floor creates a good sized third bedroom.

Outside

The gardens are a particular feature and have been landscaped to include sun terrace immediately adjacent to the rear of the house with sweeping lawn extending to a slightly raised terrace/outdoor lounge area, which is ideal for alfresco entertaining.

Situation

East Meon is a thriving village on the edge of Petersfield which itself has excellent road and rail links to London and the coast. Within this pretty village are a historic church, two pubs, a shop, a village school, tennis courts, cricket/recreation ground and several clubs. It is an active community with plenty of local footpaths and the South Downs Way for anyone

who enjoys walking, cycling or simply being outside in the country. There are private schooling choices with Bedales, Churcher's, Highfield and Ditcham Park all within range.

Services: Mains electricity, water and drainage. Oil-fired central heating.

Local Authority: East Hants Council.

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

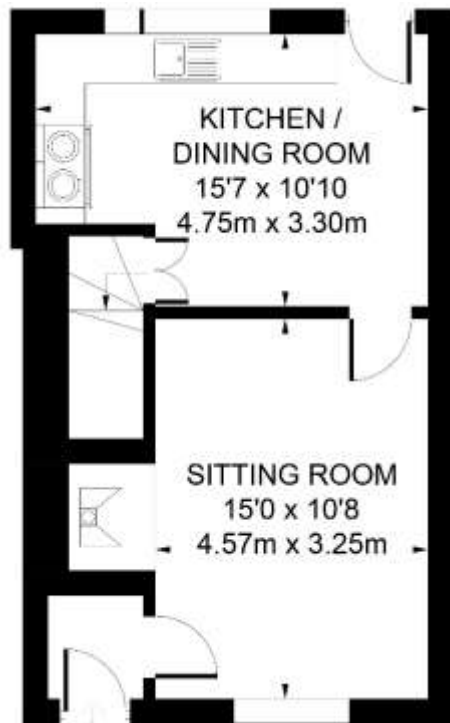
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

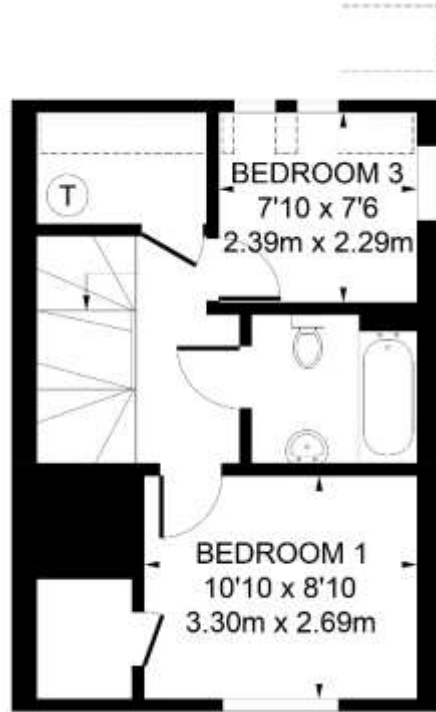


Disclaimer: (including fixtures and fittings)

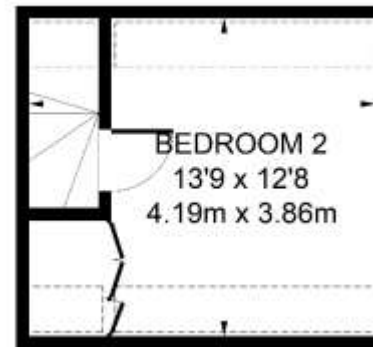
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GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT
(37.6 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 352 SQ.FT
(32.7 SQ.M)



SECOND FLOOR
APPROX. FLOOR
AREA 174 SQ.FT
(16.2 SQ.M)

TOTAL APPROX. FLOOR AREA 931 SQ.FT (86.5 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.
floorplansUsketch 2019 (ID 576851)

= REDUCED HEADROOM BELOW 1.5M / 5'0



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