



THE
COUNTRY
HOUSE
COMPANY

Sales | Lettings | Management

East Meon, Hampshire

East Meon, Nr Petersfield, Hampshire

A beautiful, terraced cottage with large garden, parking, superb character features and stunning views over East Meon and The South Downs National Park.



Mileages (approximate)

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

Summary of Accommodation

Entrance Hall
Sitting Room
Dining Room
Kitchen
Cloakroom
Three Double Bedrooms
Family Bathroom
Private Parking

Description

This bright and airy cottage is enviably located within this thriving village in a slightly elevated position with magnificent views over Park Hill.

The accommodation is arranged over three levels and is well appointed with stylish presentation throughout.

There is a welcoming entrance hall which provides access to all floors and to the dining and sitting rooms each with fireplaces, and exposed wooden flooring.



The well planned and fitted kitchen has an Aga and a separate utility/cloakroom and door to the garden. The layout of the ground floor area with each room interlinking, in our opinion, makes it an ideal entertainment space.

On the first floor are two double bedrooms and an elegant bathroom, whilst upstairs on the third floor a converted attic room creates a cosy third double bedroom.

Outside

The gardens are a particular feature and offer a good degree of privacy and benefit from a southerly aspect. Immediately adjacent to the rear of the house is a large

patio with lawn beyond, bordered by mature planting. There is a Summer House to the rear boundary and raised vegetable plot.

To the front is a private parking space and small area of lawn.

Situation

East Meon is a pretty village on the western edge of Petersfield (approx 5 miles). The village offers a thriving community with village store/post office, two public houses a village school and a church.

Positioned in the heart of the South Downs National Park the surrounding countryside is stunning and offers an abundance of footpaths

and bridleways whilst Petersfield, Winchester and Alton offer trains services for commuters and access to the A3/A272 which link to the M3/M27.

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

Local Authority: Winchester City 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)

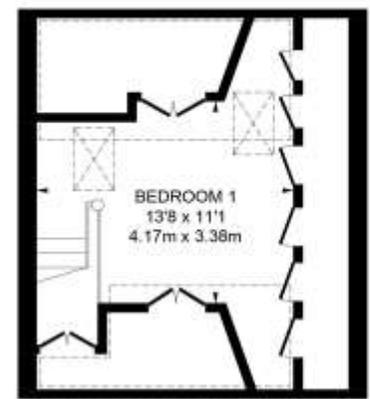
Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2019. Interior photos 2019



GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT
(46.9 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 381 SQ.FT
(35.4 SQ.M)



SECOND FLOOR
APPROX. FLOOR
AREA 343 SQ.FT
(31.9 SQ.M)

TOTAL APPROX. FLOOR AREA 1229 SQ.FT (114.2 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 583054)



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

The Country House Company regulated by RICS. S.P. Crossley MRICS FARRA, R.N. Crossley

