



Meonstoke, Nr Petersfield / Winchester, Hampshire  
£1,600 pcm excl.

Beautifully presented terraced property in the sought after village of Meonstoke





**Term:** 12 months with the option to renew  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 3**

**Key Features:**

- Fully Fitted Kitchen with Breakfast Bar
- Open Plan Sitting / Dining Room with Wood Burner
- Cloakroom / W.C.
- Two Double Bedrooms (First Floor)
- Family Bathroom (First Floor)
- Double Bedroom with En Suite Shower (Second Floor)
- Private Courtyard
- Single Garage and Additional Parking Space
- Newly installed Air Source Heat Pump

**Description:**

Beautifully presented, light and spacious three bedroom terraced house set over three floors in the sought after village of Meonstoke. The property has been refurbished by the current owner and offers versatile accommodation in a private cul-de-sac setting.

**Situation:**

Meonstoke is a popular village situated within the South Downs National Park. The village has an outstanding preschool and infant school (with free transport to Droxford Junior and Swanmore College), a public house, church, children’s play areas, skate park, tennis court, an outdoor gym, an active village hall and a local store with post office.

The area is ideal for leisure pursuits with nearby Corhampton Golf Club, footpaths, cycle paths and bridleways. Mainline services to London run from Petersfield and Winchester. The A3/M3/M27 motorways and the South Coast are all easily accessible.

**Local Authority:** Winchester City Council (Band D)

**AVAILABLE BEGINNING NOVEMBER 2022**

**White Goods:** Double electric oven and hob, dishwasher, fridge/freezer and washing machine

**Heating:** Air source heat pump (newly installed)

**Drainage: Included**

**Curtains:** To principal rooms

**Flooring:** Carpets / Wood effect flooring

**Broadband availability:** Check with your provider

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

**Pets:** Considered

**Gardening:** Courtyard to be maintained by the tenant

**Viewing:**

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

Tel: 02392 632275

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

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		





### Ground Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.7 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

Plan produced using PlanUp.



The Country House Company

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