



East Meon, Petersfield / Winchester, Hampshire
£2,500 pcm excl

THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

An attractive three bedroom detached cottage located in East Meon with wonderful rural views



Term: Long Term - Bedrooms – 3
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Wonderful Rural Location
Detached Cottage
Kitchen Breakfast Room
Utility / Larder / Boot Room with W.C.
Sitting Room with dual Aspect Windows & Wood Burning Stove
Dining Room with Dual Aspect Windows
Master Bedroom with En Suite
Two Further Bedrooms
Family Bathroom
Gated Driveway

Description:

An attractive detached cottage located in East Meon with wonderful rural views.

The front porch leads into a small entrance hall with cosy sitting room to your left, benefiting from dual aspect windows including a west facing bay and wood burning stove.

On the right, a dining room with south facing dual aspect windows, leads through to a fitted kitchen/ breakfast room towards the rear of the house.

The kitchen is wonderfully light due to French doors which open onto the terrace and garden beyond, large window over the sink with views of the fields surrounding and overhead skylights.

Just off the kitchen is a larder/utility/boot room area and W.C. to complete the ground floor accommodation.

Upstairs there are three good sized double bedrooms again with wonderful views, fitted cupboards, 1 en-suite bathroom/shower room to the master and a further family bathroom.

Externally there is gated, gravel driveway parking for several cars and a wraparound garden.

Situation:

Situated in a wonderful position just north of East Meon with lovely views of the garden and countryside beyond.

The village of East Meon has a Post Office/shop, local school, two pubs, a church and offers an active village community.

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.

The area provides excellent walking/cycling and access to the South Downs.

AVAILABLE 04 NOVEMBER 2022

Local Authority: East Hampshire District Council (Band E)
White Goods: Electric Hob & Oven, with space and infrastructure for a Fridge, Dishwasher, Washing Machine and Tumble Dryer.

Heating: Oil fired

Drainage: Private

Curtains: As seen

Flooring: Carpets/Laminate/Tiles

Broadband availability: Check with provider

Mobile phone reception: Check with provider

Pets: Considered

Gardening: Tenants responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D		
39-54	E	39 e	
21-38	F		
1-20	G		

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

Please contact The Country House Company for further details – www.countryhousecompany.co.uk



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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



www.countryhousecompany.co.uk