



East Meon / Nr Petersfield / Alresford / Winchester, Hampshire
£5,000 pcm, excl.

A beautifully restored period country house, newly renovated to an extremely high standard,
in the heart of the Hampshire countryside



Term: 12 months with the possibility of renewal
Bedrooms – 5
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Open Plan Fully Fitted Kitchen / Living Area Room with Electric AGA
 Utility Room
 Boot / Cloakroom and W.C.
 Sitting Room with Open Fire and Access to Terrace
 Study / Play Room
 Principal Bedroom with En Suite and Dressing Area
 Four Further Bedrooms
 Two Family Bath / Shower Rooms
 Large Private Garden with Terraced Area
 Gated Gravelled Driveway and Storage Shed

Description:

This is a beautifully restored period country house. Situated on a quiet rural lane in the heart of the South Downs National Park.

The property sits within a substantial plot surrounded by fields and woodland. The garden is well planted in the traditional cottage style with lawns wrapping around the property and a large south facing terraced area.

This delightful property is a short drive [5 miles] from the market town of Petersfield with its wealth of small shops, and eateries or the quintessential English town of Alresford [10 miles].

The property is now offered for rental having undergone a complete restoration to modernise yet at the same time enhance the period character of this beautiful family home. With the installation of new kitchen, bathrooms, new heating and high-pressure water system, lighting and electrics and re-floored throughout.

Externally there is ample parking on the gated private driveway to the front of the property with the addition of a large timber building for storage.

Situation:

- There are excellent road and rail network links. Petersfield station, serving London Waterloo.
- Cowdray Park Midhurst with both Polo and golf course.
- Goodwood offering horse racing, motor sport, golf courses and country club.
- The coast with Chichester harbour and West Wittering are approximately 16 miles to the south.
- Ample opportunity for horse riding locally along with a host of footpaths and cycle routes.
- There are a number of independent schools within easy reach including Bedales, Highfield and Brookham, Ditcham Park, Churchers College and the Winchester schools.

Local Authority: East Hampshire (Band E)

White Goods: Full Range included with Electric AGA

Heating: Oil Fired Central Heating

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Landlord Responsibility



AVAILABLE END AUGUST 2023

Viewing:

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

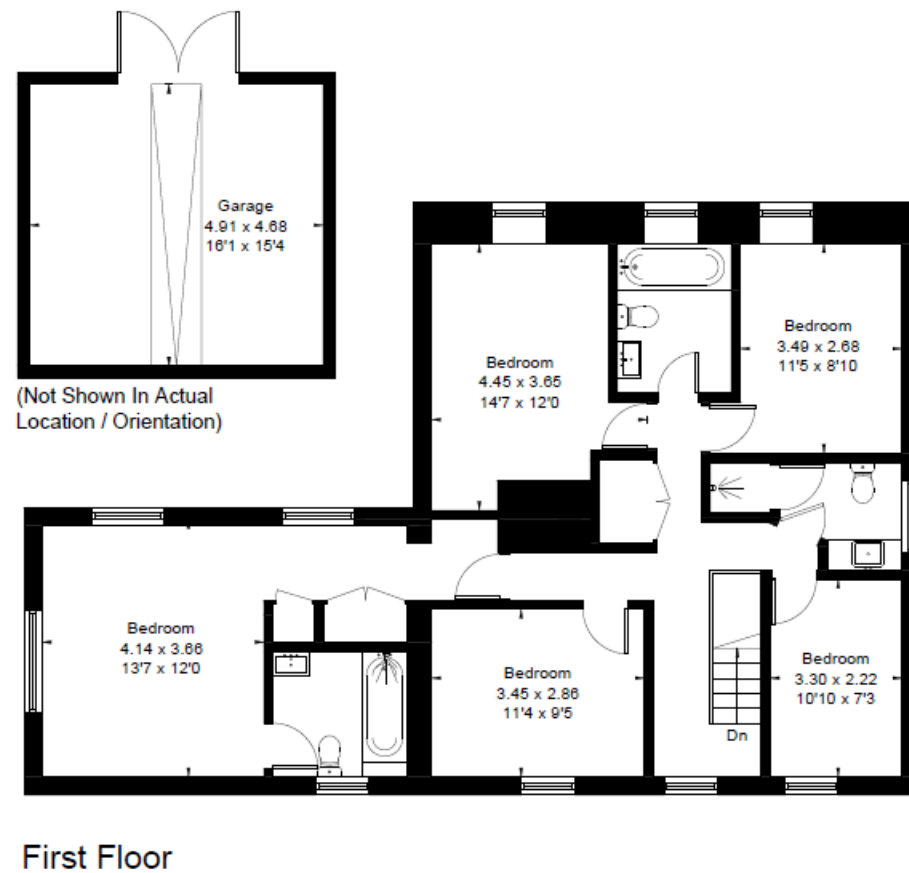
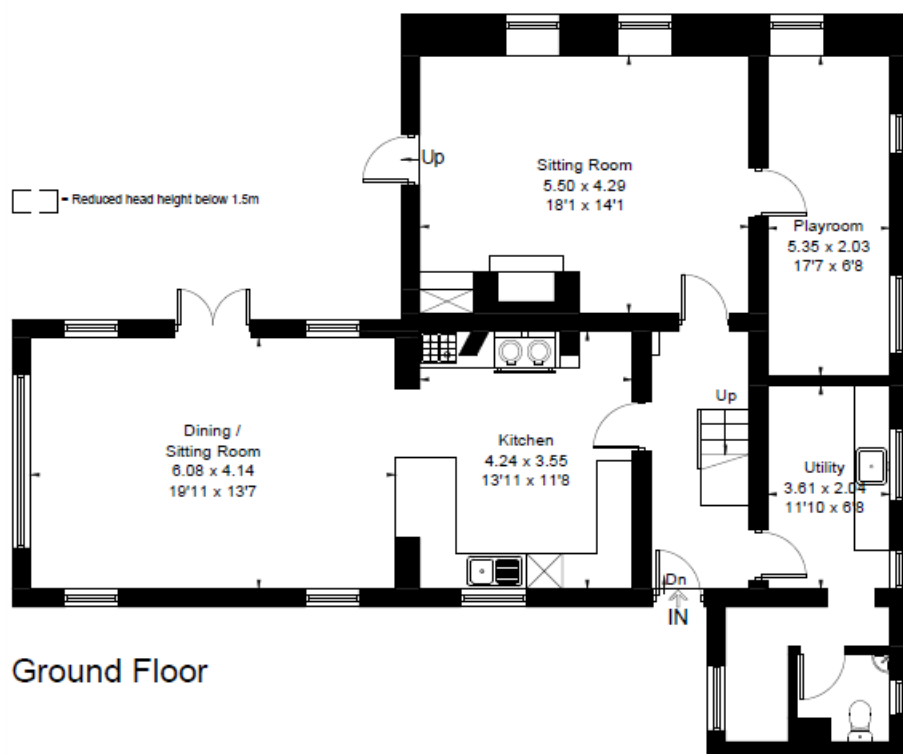
Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 201.6 sq m / 2170 sq ft
 Garage = 23.0 sq m / 247 sq ft
 Total = 224.6 sq m / 2417 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)











The Country House Company

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