



East Meon, Petersfield, Hampshire
£2,350 pcm, excl.

THE
COUNTRY
HOUSE
COMPANY
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Brand New Refurbishment of a Terraced, Brick and Flint Barn Conversion set in the
Popular Village of East Meon



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

Bedrooms – 3

Key Features:

Newly Refurbished Throughout

- Large Kitchen / Dining Area
- Spacious Hallway with Cloakroom / W.C.
- Sitting Room with Wood Burner and Doors to Garden
- Two Double Bedrooms (One En Suite)
- Single Bedroom / Study
- Family Bathroom
- Private Enclosed Garden
- Ample Parking
- Single Garage

Description:

Newly refurbished, three-bedroom barn conversion set within the popular village of East Meon. The property has been re-carpeted throughout with newly installed travertine tiled floors in both the kitchen and entrance hall.

Upstairs the property offers two double bedrooms, one en suite, a single bedroom / study and a family bathroom with shower over bath.

Downstairs there is a spacious entrance hall (could be used as a study) along with a sitting room, both with access out to the garden and a large family kitchen / dining space.

Outside:

Outside the property benefits from a pretty, private garden, primarily laid to lawn with a large sun terrace and far reaching views over the surrounding countryside.

Situation:

The sought after village of East Meon has a post office/shop, local school, two pubs, a church and boasts an active village community.

With easy access to the A272 the property is approximately five miles from Petersfield, fifteen miles from Winchester and twelve miles from Alton all with good amenities and mainline stations. There is easy access to the South Downs and the Coast beyond.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band F)

White Goods: Electric Oven and Hob with space and infrastructure for a Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Oil fired central heating

Water and Drainage: Private – contribution to landlord

Curtains: Not provided

Flooring: Newly fitted carpets/tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Viewing:

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

Tel: 02392 632275

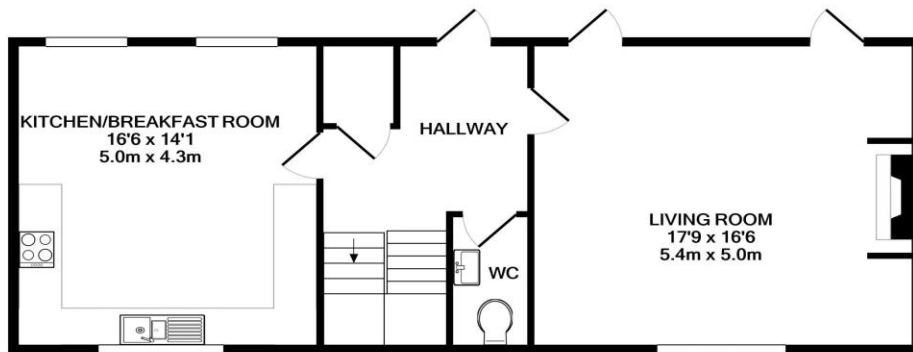
Email: info@countryhousecompany.co.uk

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

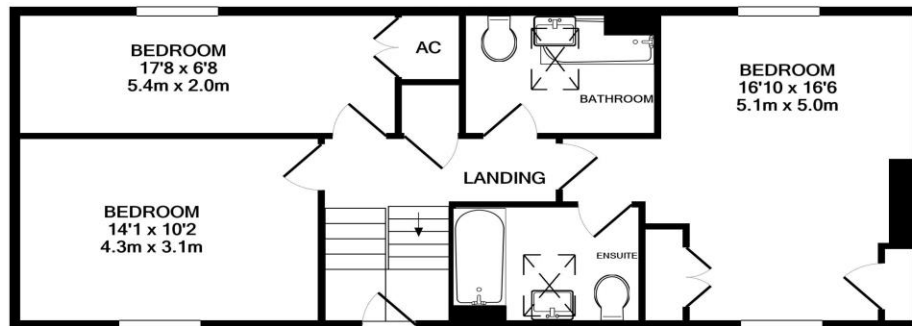


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





GROUND FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 688 SQ.FT.
(63.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.7 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

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