



East Meon, Petersfield / Alton / Winchester, Hampshire

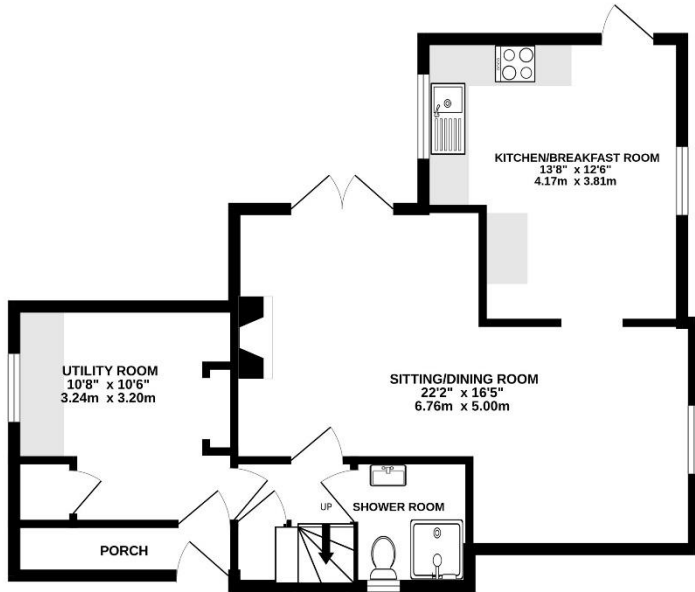
£2,495 pcm, excl.

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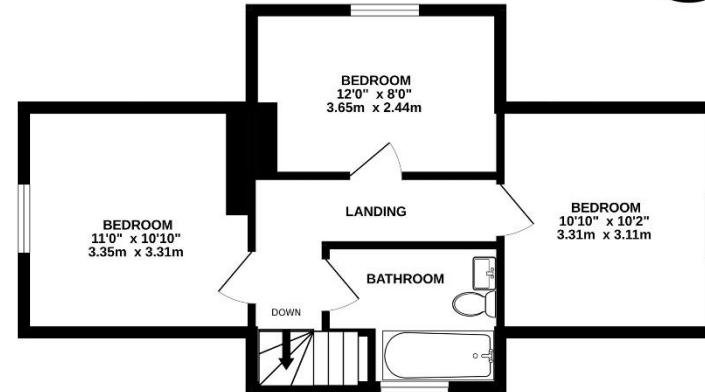
Newly Refurbished Three Bedroom Cottage in a Rural Estate Setting on the Edge of East Meon
with Large Garden and Glorious Views



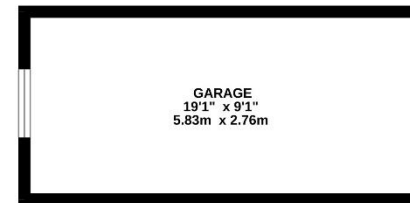
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



GARAGE
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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

Bedrooms – 3

Key Features:

Newly Renovated Throughout
Fully Fitted Kitchen/Dining Area
Open Plan Sitting Room with Snug/Dining Space
Large Utility Room
Ground Floor Shower Room/W.C.
Three Double Bedrooms
Family Bathroom
Large Private Garden with Sun Terrace
Garage with Power Supply, Woodstore, Shed and Kennels
Private Driveway

Description:

This pretty flint cottage has been newly renovated throughout and now offers bright and flexible family accommodation in the heart of the Meon Valley.

The property has been finished to an extremely high standard throughout, with immaculate attention to detail. With a wonderfully spacious, light open plan living space and fully fitted kitchen with separate utility room, two shower/bath rooms, all with top of the range fittings and three double bedrooms; this property offers a wonderful, secluded home, perfect as a weekend retreat or for full time living.

Situation:

- There are excellent road and rail network links.
- Part of a rural Estate, the property is situated just north of East Meon and within easy reach of the village centre with its primary school, church, village hall, two pubs and post office/village shop.
- Petersfield (5 miles), Alresford (11 miles), Alton (12 miles) and Winchester (15 miles)
- Southampton airport is an easy 40min drive by car.
- Cowdray Park, Midhurst (15 miles) with both Polo and golf course.
- Goodwood (20 miles) offering horse racing, motor sport, golf courses and country club.
- The coast is approximately 15 miles to the south.
- Ample opportunity for horse riding locally along with a host of footpaths and cycle routes.
- There are a number of local and independent schools within easy reach including The Petersfield School, Perins, Alton College, Bedales, Churchers College, Winchester College and St. Swithuns.

AVAILABLE NOW



Local Authority: East Hampshire District Council (Band F)

White Goods: Electric hob and oven with space and infrastructure for washing machine, tumble dryer, fridge / freezer and dishwasher.

Heating: Oil fired central heating

Water and Drainage: Private – contribution to Estate

Curtains: Not provided

Flooring: Carpets/Wood-effect floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility







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