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East Meon, Petersfield, Hampshire

£2,250 pcm, excl.

Immaculately Presented, Detached Three Bedroom Cottage, in the Heart of East Meon





Approximate Area = 118.1 sq m / 1271 sq ft



Ground Floor



First Floor



**Term** 12 months with the possibility of renewal

**Bedrooms – 2 / 3**

**Unfurnished - Assured Shorthold Tenancy / Contractual Residential Tenancy**

#### Key Features:

Central Village Location  
Immaculately Finished Throughout  
Open Plan Kitchen / Dining / Sitting Room  
Ground Floor Double Bedroom  
Family Bathroom  
Utility Room  
Bedroom Three / Study  
Principal Bedroom with En Suite Shower Room  
Cottage Garden with Terrace to the Rear  
Private Gated Driveway

#### Description:

This pretty cottage offers bright, spacious and flexible family accommodation over two levels. The property has been finished to an extremely high standard to create open, modern spaces.

Downstairs there is a large open plan and fully fitted kitchen / dining / sitting room with access to the private rear garden, along with two bedrooms, a family bathroom and separate utility room.

The principal bedroom is located on the first floor with an en suite shower room and additional storage area.

#### Outside:

Despite its central village location, the cottage benefits from a good sized garden with a large sun terrace, ideal for summer entertaining. To the rear there is a gated gravel driveway with ample parking for two cars.

#### Situation:

Located in the heart of the popular village of East Meon with its primary school, village shop and two popular pubs. The villages of West Meon and Langrish are close by.

There is superb walking, riding and cycling direct from the property onto a bridleway leading to Butser Hill and the South Downs Way.

Petersfield is approximately four miles distant with its mainline station and easy access to the A3.

**Local Authority:** East Hampshire County Council (Band F)

#### AVAILABLE NOW

**White Goods:** Electric Double Oven, Induction Hob, Fridge/Freezer and washing machine with space and infrastructure for a Condenser Dryer

**Heating and Hot Water:** Air Source Heating

**Water:** Mains

**Drainage:** Mains

**Curtains:** To principle rooms

**Broadband availability:** FTTC

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

**Pets:** Considered

**Gardening:** Tenant responsibility

**Parking:** Private – driveway

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### Viewing:

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

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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)







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