

East Meon, Nr Petersfield, Hampshire

Beautifully renovated period cottage in stunning parkland position



Location: Nr East Meon

Price pcm: £ 1550 excl

County: Hampshire

Property ID: 1776

Bedrooms: 2

Bathrooms: 2

Part/Unfurnished

Term: 6 – 12 months with the possibility of renewal
Part/Unfurnished – Assured Shorthold Tenancy

Summary of Accommodation:

2 Reception rooms
Kitchen/Breakfast Room
WC/Utility Room
2 Double Rooms
Family Bathroom

Garden

Shed

Parking

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

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Description:

The cottage has been beautifully newly renovated and is situated in the most stunning parkland setting in an elevated yet sheltered position giving magnificent west facing views.

The cottage is ideal for a weekend retreat or full time living.

This is a very pretty brick and flint cottage set in the middle of the park with its own surrounding garden with mature shrubs and wonderful views south and west. Approached via a stoned drive. The cottage is currently being renovated and upgraded to give a rear Entrance Hall; WC/Shower/Utility; well fitted Kitchen/Dining Room (N/E); Sitting Room with open fire; French windows to a sunny (S/E) terrace. Front door opening to 2nd Reception Room/Snug with open fire. Upstairs to 2 Double cottage Bedrooms with cupboards and Bathroom. The cottage will have parking with brick path looking to the front door and Entrance Porch. The cottage has new oil fired central heating/plumbing.

Outside:

There is a very pretty, partly brick and flint walled front garden with herbaceous borders and gently sloping lawn to the south/west, giving spectacular views, peace and privacy. It is recommended that a gardening contract is established for the Tenant to take on.

Situation:

Situated on a small rural road approximately 1 mile outside the village of East Meon and 1 mile from the A272.

Additional Information:

East Meon has PO/shop, local school, pubs and a church. Petersfield is approx 6 miles (MLR and A3M), Winchester is approx 15 miles and Alton 12 miles

Councils

Tax Band: East Hants Band E - £ 1727.92 payable 2011/2012

East Hants District Council: Tel: 01730 266551

Availability:	September 2011
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks/ some patchy
White Goods:	Fridge/freezer, electric hob/oven and dishwasher
Curtains/Blinds:	to principal windows
Carpets/Tiles:	Newly laid
Heating:	Oil fired central heating
Drainage:	Private drainage
Pets:	1 well behaved pet considered
Gardening:	By negotiation

EPC available on request

See our Website for Disclaimer Details

Viewing:

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

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