



East Meon, Petersfield, Hampshire
£2,500 pcm, excl.

Brick And Flint, Semi Detached Barn Conversion within the Popular Village of East Meon



Term: 12 months with the possibility of renewal
Bedrooms – 3
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Fully Fitted Kitchen/Breakfast Room
 Dining Hall/Study
 Cloakroom/W.C.
 Principal Bedroom with En Suite
 Double Bedroom
 Single Bedroom
 Family Bathroom
 Enclosed Rear Garden with Terrace
 Garage

Description:

Utterly charming brick and flint barn conversion, one of a range of three. Set in the heart of stunning rolling countryside, with far reaching views.

Practically and thoughtfully laid out to provide a good use of space, retaining many attractive period features of the original barn.

The front door leads you into a hall on the mezzanine floor going downstairs to the reception/study with glazed garden doors; kitchen/breakfast room and sitting room with wood burner and French windows also to the west facing patio. A w.c/cloakroom completes the ground floor accommodation.

Upstairs there are three bedrooms, one en-suite and a further family bathroom.

Outside:

There is a generously sized garden to the south west of the property, with a west facing terrace and wonderful views access the rolling countryside, mostly laid to lawn. There is a garage and attached store with parking in the shared gravelled driveway.

Situation:

The property is located approximately 1½ miles from the village of East Meon in a former farmstead and is situated 5 miles from Petersfield and 12 miles from Winchester, with good access to the A3 and A272. There are very good local schools both private and state.

AVAILABLE MID APRIL 2024

Local Authority: East Hampshire District Council (Band F)

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

Heating: Oil fired central heating

Drainage: Private – included

Water: Private – monthly contribution to landlord

Curtains: To principal rooms

Broadband availability: FTTC

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Parking: Garage and private driveway



Viewing:

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

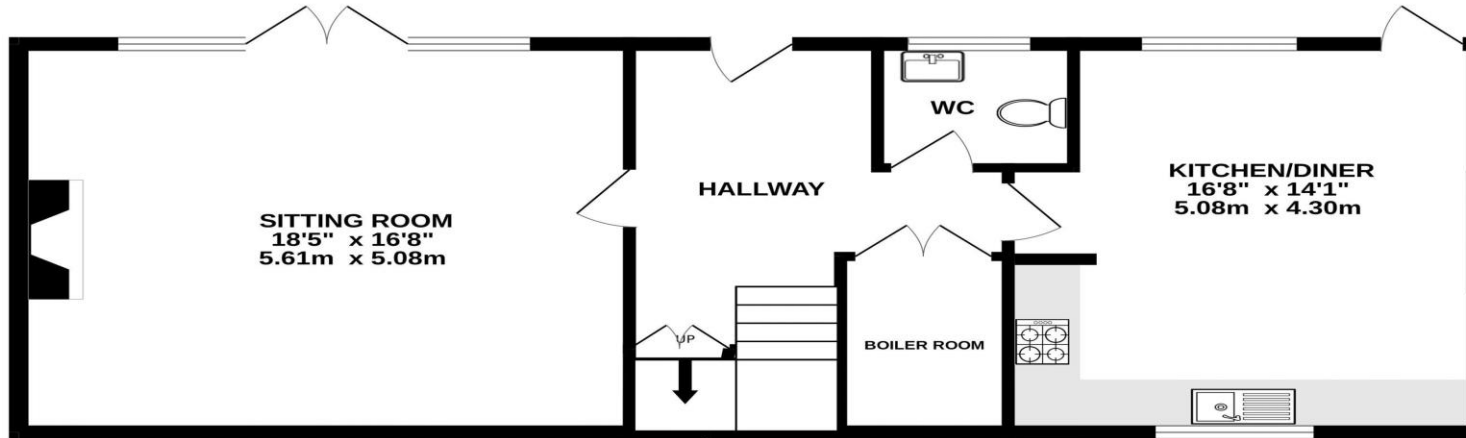
Tel: 02392 632275

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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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