



High Street, West Meon

£1,450 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

High Street, West Meon

A charming period cottage situated in the desirable West Meon, a moments walk from the highly recommended 'The Thomas Lord country pub.' This beautiful two bedroom cottage has been well cared for by the current owners with the property retaining many of its period features and a homely feel throughout.

On approach, the property has a beautiful gardeners garden with a range of mature trees, flowers and plants weaving around the garden path. Securing a tenant with as much enthusiasm for the garden as the current owners would be beneficial.

The ground floor accommodation comprises a modern but in-keeping country kitchen and cosy living room with a period fireplace. On the first floor are two well proportioned bedrooms and the contemporary family bathroom benefiting from a separate shower.

Also of note is the small courtyard to the rear of the property.

Pets Considered
Available Now
Council Tax Band - D
EPC - E



Location - West Meon

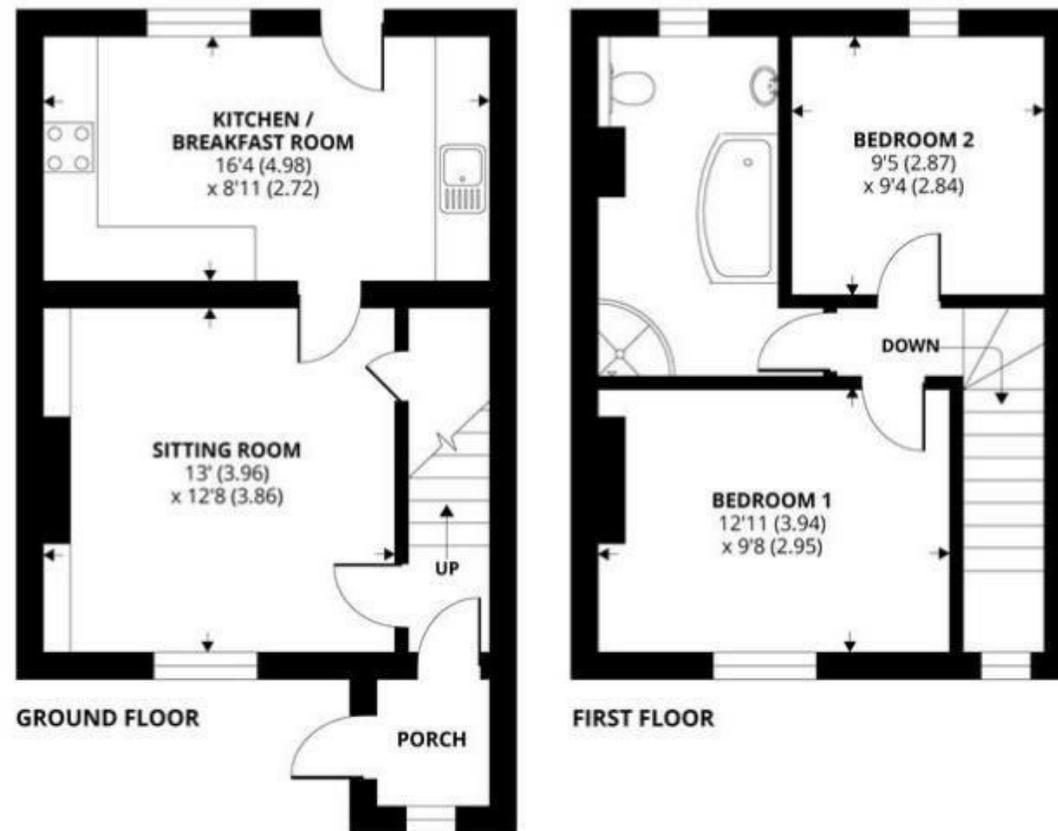
The village of West Meon sits on the A32 between the south coast and Farnham, in the beautiful Meon Valley within the South Downs National Park. This pretty village is an extremely sought-after location surrounded by beautiful countryside with footpaths and bridleways in abundance, ideal for walking, cycling and horse riding. West Meon has a thriving local community and offers a highly regarded village school, a popular village store and butchers' shop, plus church and the Thomas Lord Public House. There is easy access to the A272 which links to Petersfield and Winchester both with their extensive amenities and train services to London.

Local authority

Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LJ
01962 840 222

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	





2 Park View, High Street, West Meon

APPROX. GROSS INTERNAL FLOOR AREA 771 SQ FT 71.6 SQ METRES (EXCLUDES STORE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.