



ESTATE AGENTS



Petersfield, Hampshire

£499,950

Petersfield, Hampshire

A beautiful period three bedroom semi-detached cottage tucked away in the much sought after village of East Meon. It has a wealth of character features and offers extremely versatile accommodation.

To the ground floor there is the living room with feature wood burner leading through to the kitchen/dining room which also has the added bonus of a utility room which, in turn, has a door to the downstairs shower room.

To the first floor there are two bedrooms and a separate bathroom. The second floor loft conversion could be used for a variety of uses and benefits from stunning views over Park Hill.

The rear garden is well stocked with mature shrubs, herbs and plants, with a number of further outbuildings which could be used for a number of reasons. There is a gate at the rear which leads to the parking area with space for two vehicles at a cost of £50pa payable to the Parish Council.

To the front of the property is another secluded, south-facing garden which overlooks the River Meon

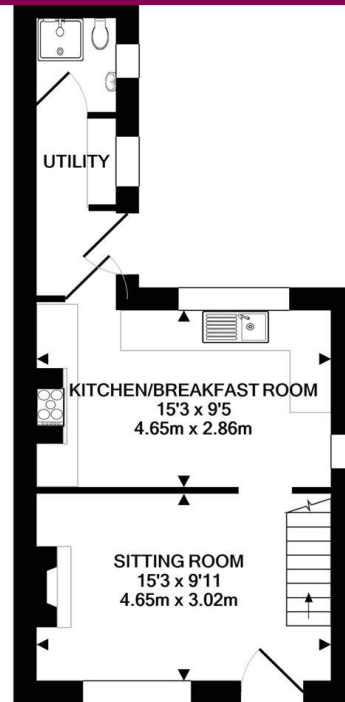
Properties in this location are very sought after, and early viewing is strongly recommended.

Freehold

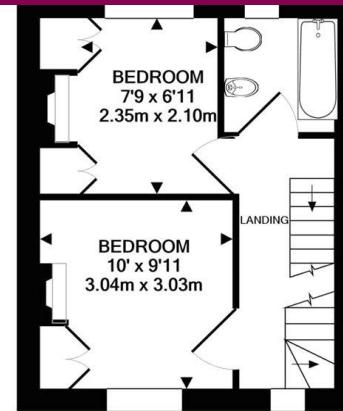
- Beautiful Character Cottage
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Charming Gardens
- Further Outbuildings
- Off-Street Parking
- Stunning Location



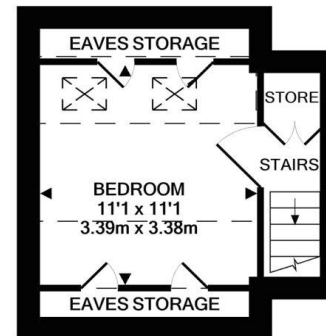
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location

Situated in the heart of the South Downs National Park, East Meon is a picturesque small village, the highest in the Meon Valley, with the River Meon running alongside the village street. The village has a 12th century church, Tudor and Georgian houses and 14th century cottages in the centre. The village has a thriving community, with two public houses, primary school and village shop. The nearby market town of Petersfield offers a comprehensive range of shopping, sporting and leisure facilities and there is a main line railway station providing a regular service from Portsmouth to London Waterloo.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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