



At home in East Meon

Filmore Cottage, High Street, East Meon

PETERSFIELD, HAMPSHIRE, GU32 1NW

Asking Rent £ 1,750 PCM

- EPC Rating E
- Holding Deposit £403.84
- Deposit £2,019.20
- Council Tax Band E
- Newly Refurbished
- Three Bedrooms
- Sitting Room
- Kitchen / Breakfast Room
- Dining Room
- Bathroom
- Garage
- Front and Rear Gardens



A newly refurbished end of terrace cottage, with front and rear gardens, garage and parking, located in the picturesque village of East Meon.





A garden gate and path lead to the front door, and upon entering there is an entrance hall with stairs to the first floor and storage cupboard. A half glazed door leads through to the sitting / dining room, with feature fireplace and patio doors out onto the garden. There is a modern kitchen / breakfast room with a range of base and eye level units.

Upstairs there are three bedrooms and the family bathroom, with white suite and over-bath shower.

To the rear is a patio area and raised lawn leading to the single garage and parking.

Superfast Broadband is available (Source: Ofcom). There is a mobile signal from Three and Vodafone, but not EE or O2 (Source: Ofcom).

The village of East Meon enjoys two public houses, village hall, a primary school, church and a village store with Post Office. The surrounding countryside is nestled in the heart of the South Downs National Park which offers an abundance of footpaths. Nearby, Petersfield provides excellent amenities including a market, supermarkets and various cafes and boutique shops. The train station provides a direct service between Portsmouth and London Waterloo.

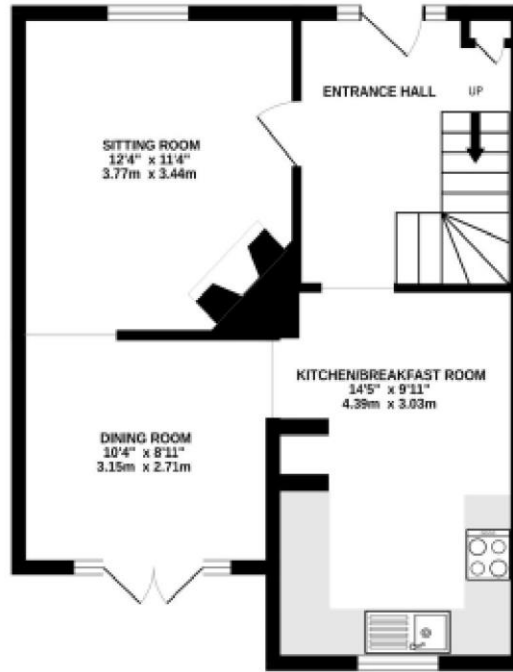


DIRECTIONS

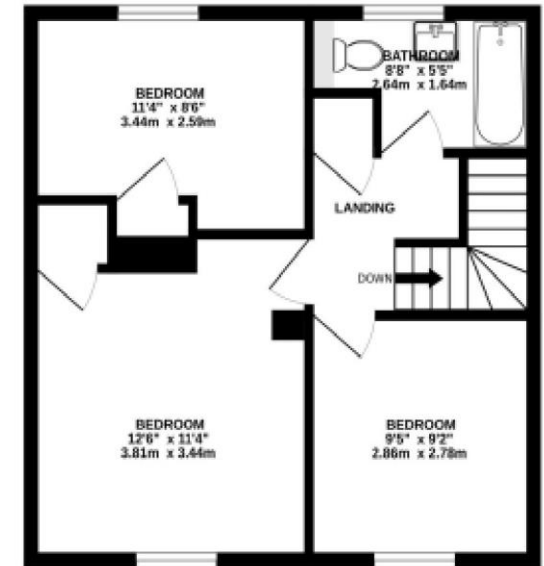
From our Office in Broad St, head to the top of the road and turn right down West Street. At the crossroads, turn left into Jacklyn's Lane. Continue along and out of Town, through Cheriton until the crossroads with the A272. Turn left onto the A272 and continue along until the Meon Hut service station. Turn right at the traffic lights onto the A32 and continue along into West Meon. Turn left onto the High Street and past the Thomas Lord Public House and along West Meon Road. Upon entering East Meon, turn right opposite the Church up Church Street, then right onto High Street, where the property can be found on the left.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

