







This is a charming three bedroom character cottage in the very heart of East Meon village, with easy access to both Petersfield and Winchester.

The village offers two great public houses, primary school and village shop and is a very much sought after place to live.

The house is in excellent order throughout having just benefitted from new electric heaters and re-decoration and offers a wonderful courtyard and private driveway.

Accommodation comprises;

Small patio area to the front of the property with wrought iron railings. Entrance hallway with electric meter cupboard and stairs to first floor.

Glazed door to living room with fantastic feature brick chimney breast and matching hearth, fitted with a 5kW multi fuel stove. Large understairs storage cupboard.

Large dining area with wall mounted electric heater, two wall storage cupboards. Open plan to a lovely kitchen with cream wall and floor units with matching work tops, built in double oven and separate built in microwave oven, built in induction hob and extractor fan. Integrated fridge/freezer and dishwasher, space and plumbing for washing machine. Instant hot water tap. Large range of floor to ceiling storage cupboards. Brick steps to farmhouse door giving access to the courtyard garden.

The first floor offers access to the loft area and an airing cupboard with recently replaced hot water tank.





Large main bedroom with double built on pine wardrobes.  
Two further double bedrooms.

The bathroom offer bath with electric shower, WC, hand basin, heated towel rail and three quarter tiled walls.

Outside is a charming courtyard with ample space for seating and gated access leading to the private driveway with parking for 1 to 2 cars.

No onward chain.

Council Tax Band E - £2545.20 per annum 2024/25. East Hants district council.

Electric heating, Electric immersion heater for hot water, mains electric, water and drainage.

Please contact Jacobs & Hunt to arrange a viewing.

**WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING  
CONVENIENCE!**



# Floorplan for 3 bedroom cottage for sale

High Street, East Meon

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft



= Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. (JD684645)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

