CHAPPETTS FARM HOUSE

Coombe Lane, West Meon, Hampshire, GU32 1NB

TO LET

£3,750 PCM

BCM Wilson Hill

Chappetts Farm House

Coombe Lane, West Meon, Hampshire, GU32 1NB

A delightful detached 5-bedroom family home set within an idyllic yet highly convenient location

THE PROPERTY

Chappetts Farm House enjoys far reaching views across the surrounding countryside and is set in a peaceful rural position in the Meon Valley, one of Hampshire's most sought after locations in the South Downs National Park. Despite its rural setting the property lies within close proximity to the popular village of West Meon, which offers an excellent pub, community shop and cafe, post office, butchers, village hall and primary school.

The house is full of charm with the ground floor comprising a cloakroom, a generous entrance hall leading to the 'eat in' kitchen with access to the utility room. To the front there is a study/snug with a wood burning stove. To the rear is a dining room and large sitting room also with a woodburner, both leading onto the covered veranda overlooking the terrace and stunning countryside beyond. The first floor landing leads to the good sized master bedroom, with beautiful views and en-suite bathroom, a further double room and a single room all with storage. The second floor landing leads to an additional double bedroom, good storage, an en-suite WC and basin, a single bedroom and a large double shower room.

The house sits within an acre of grounds and benefits from a well stocked garden with established borders and lawns, two store sheds and the pretty rear veranda. There is a double garage and driveway parking for 4 cars. plus a separate area housing the oil tank and log store.

ADDITIONAL INFORMATION

Services

Mains electricity and water
Private drainage £15 per month
Oil fired central heating
Mobile phone coverage likely (Ofcom)
Copper broadband, superfast (Openreach)

EPC

E43

Local Authority

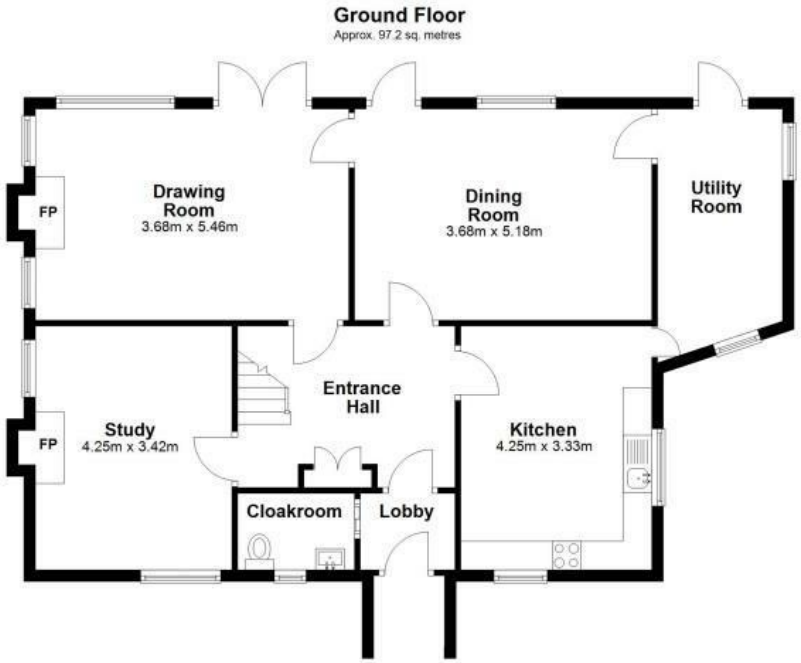
Winchester City Council - band G

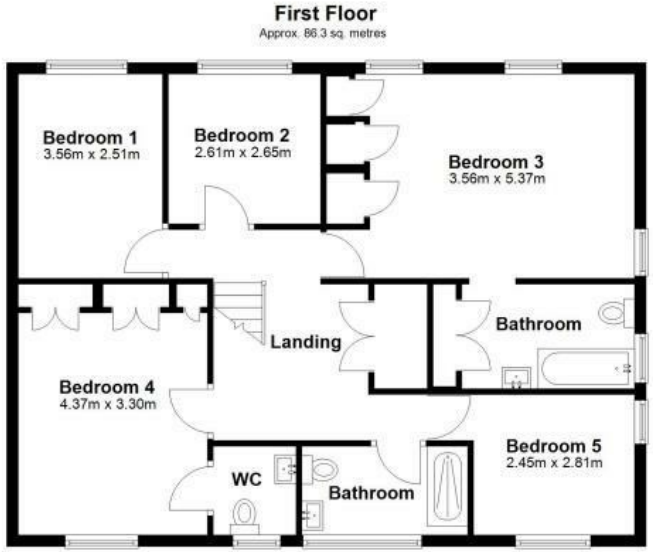
Pets

Well behaved pets considered

Deposit

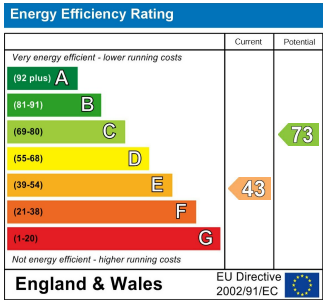
Holding Deposit - £865
Security deposit - £4,326





Total area: approx. 183.6 sq. metres

Chappetts Farm House, Coombe Lane, West Meon, Petersfield



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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