



## OLD BROCKLANDS

West Meon, Petersfield, Hampshire, GU32 1JN

TO LET

£2,200 pcm





# Old Brocklands

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Petersfield 8.8 miles | Alresford 9.2 miles | Winchester 12 miles | London Waterloo from Petersfield Station – 1 hour 15 minutes | Mileages and times approximate

## 4 Bedrooms

A comfortable and spacious detached family house on the outskirts of the popular village of West Meon. The property has a large lawned garden and plenty of storage

### THE PROPERTY

A spacious detached family house on the outskirts of the popular village of West Meon. The house has a large lawned garden and plenty of storage.

Downstairs: An entrance hall, drawing room with large bay window to the front garden, french doors to the side of the house and open fire, dining room/ TV room with large bay window and open fire, a newly refurbished kitchen/breakfast room, utility room, WC and cloakroom area leading to the back door.

Upstairs: Four good-sized double bedrooms, some with fitted cupboards. There is a family bathroom which is currently being updated and a separate shower room.

Outside: Mature garden surrounds the property, with a garden shed and ample parking to the rear of the house.

Old Brocklands is easily accessible for Petersfield and Winchester and within walking distance to an excellent village shop, butchers and the popular Thomas Lord pub..

### ADDITIONAL INFORMATION

Services

Monthly water/sewerage charge will be invoiced to tenant from Landlord.

Oil central heating. Mains electricity.

Good mobile phone coverage (according to Ofcom. Superfast Fibre Broadband available (according to Openreach)

Local Authority  
Winchester City Council, band D

EPC  
E 49

Pets  
Considered, rent may vary

Holding deposit  
£507

Total deposit  
£2,538

Parking  
Ample parking to the rear of the house

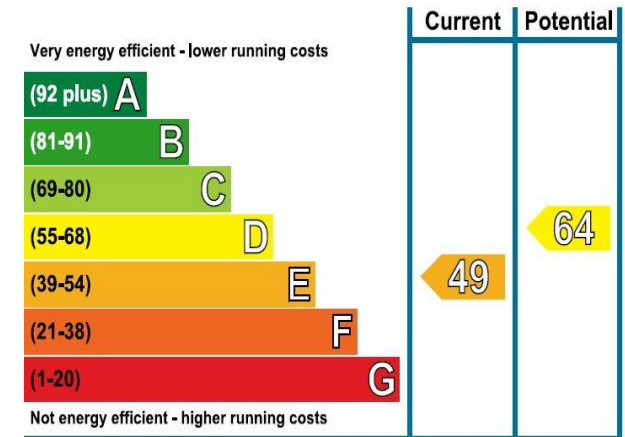






#### DIRECTIONS

From the A272, turn south on the A32 signposted Fareham. Continue through the village of West Meon. As you leave the village, take the left turning signed Brocklands Farm. Turn immediately right and Old Brocklands can be found on your right hand side.



#### WINCHESTER

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