

FROGMORE MILL

Frogmore Lane, East Meon, Petersfield, Hampshire, GU32 1QH

TO LET £2,975 PCM



Frogmore Mill

Frogmore Lane, East Meon, Petersfield, Hampshire, GU32 1QH

Frogmore Mill is a stunning, 4-bedroom semi-detached house located in the heart of the popular village of East Meon and in the South Downs National Park.

Petersfield 5 miles | Winchester 16 miles | Hayling Island 16 miles | Portsmouth 19 miles | London Waterloo from Petersfield Station - 80 minutes | mileages and times approximate

THE PROPERTY

Frogmore Mill was beautifully restored in 2004 into a spacious well-proportioned 4 bedroom home, tucked away at the end of a private drive in the East Meon hamlet of Frogmore in the South Downs National Park, enjoying wonderful uninterrupted southerly views. Superb walking country including the South Downs Way with Queen Elizabeth Country Park about 7 miles away. East Meon village provides a shop/post office, junior school, two pubs, church, cricket club, village tennis court, community cinema and a thriving village community. It is within easy access to the A3 and Petersfield with mainline train service to London Waterloo and offers a good selection of shops and a weekly market every Wednesday and Saturday. There is a wide range of state and private secondary schools and sixth form colleges nearby including Churchers College, Bedales, Ditcham Park and Peter Symonds.

The property is offered partly furnished over three floors with a beautiful wooden staircase in the large, glazed entrance hall. The reception rooms are generous and light making them highly versatile for home working, entertaining and family living. Frogmore Mill is adjacent to The Mill House and was a former water mill and granary on the River Meon. Both properties are Grade II listed. Frogmore Mill has recently been renovated and redecorated throughout.

On the ground floor there is a spacious open plan kitchen/dining room with comfortable seating for 10 and double doors opening out onto a private patio and courtyard with flower and vegetable beds. Fully fitted Kitchen with AGA (4 oven) with central island, built in pantry and crockery cupboard; utility/boot room; cloakroom; and large office/bedroom 4. White goods to be included in the rental - dishwasher, washing machine, fridge and chest freezer. The first floor comprises the sitting room with a bar/kitchenette and wood burning stove, and double doors opening out onto a large wooden deck. There is a

well-furnished study; master bedroom with built in wardrobes and en-suite bathroom with bath and separate shower. The second floor comprises two additional spacious bedrooms with ample head-height, one double (with eaves storage) and one twin; landing with eaves storage and family bathroom.

Outside there is a private south/east facing courtyard garden with patio, flower & vegetable beds and grapevine, overlooking the River Meon. The price is inclusive of gardening. The property is approached by a private driveway (shared with the adjoining property), and there is ample driveway parking for 2 cars to the side of the property and a garage. Easy access to an extensive network of local rural public footpaths.

ADDITIONAL INFORMATION

Services

Oil fired central heating (under-floor heating in hallway, kitchen and sitting room)

Mains electricity supplemented by solar panels

Mains water and drainage

Gardening - Landlord responsibility

Mobile coverage - likely (Ofcom)

Broadband - part fibre connection (Openreach)

EPC

B 81

Local Authority

East Hampshire District Council, band G.

Pet

Well behaved pets considered. Rent may vary.

Deposit

Holding deposit £686 Security deposit £3,432

Directions













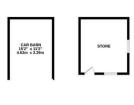
GROUND FLOOR 1173 sq.ft. (109.0 sq.m.) approx



1ST FLOOR 1078 sq.ft. (100.2 sq.m.) approx



2ND FLOOR 838 sq.ft. (77.9 sq.m.) approx.



OUTBUILDINGS 339 sq.ft. (31.5 sq.m.) appro





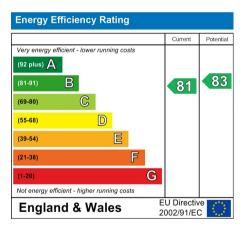
TOTAL FLOOR AREA: 3428 sq.ft. (318.5 sq.m.) approx.

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 nive steatment. The joins is of illustrative purposes only and should be used such by any prospective purchaser. The sent purchaser. The sent purchaser is not in the operation of the purchaser. The sent purchaser is not their operatibility or efficiency can be given. Made with Metropius G2025.

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



Lettings 01962 763908 lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

