



FROGMORE MILL

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

TO LET

£2,975 PCM



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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.

Pets

Well behaved pets considered. Rent may vary.

Deposit

Holding deposit £686
Security deposit £3,432

Directions





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 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 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(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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