



ORIANA LODGE MEAUX LANE MEAUX

**£1,200 PCM
BOND £1,200**

A well-proportioned three-bedroom detached bungalow located in the picturesque village of Meaux. Oriana Lodge offers spacious accommodation in a peaceful countryside setting, while remaining conveniently located for Beverley, Hull and surrounding East Yorkshire villages. Ideal for those looking to enjoy rural living with excellent transport links nearby.

**FRANK HILL
& SON**

Est. 1924



Nestled in the peaceful rural hamlet of Meaux, just a short drive from Beverley, Oriana Lodge is a spacious three-bedroom detached bungalow offering the perfect balance of countryside living and everyday convenience. Surrounded by open fields, the property enjoys a tranquil setting with beautiful rural views, making it an ideal home for those seeking a quieter pace of life.

The bungalow offers well-proportioned accommodation throughout, with three comfortable bedrooms, generous living space and a practical layout designed for modern family living. Whether you're looking for room to grow, space to work from home or simply somewhere to relax, Oriana Lodge provides a welcoming home in a picturesque location.

Situated within easy reach of Beverley, Hull and the surrounding East Yorkshire villages, residents can enjoy the benefits of countryside living without compromising on access to local amenities, schools and transport links. Oriana Lodge is a wonderful opportunity to rent a charming home in one of the area's most peaceful settings.

Kitchen/Diner

21'5" x 11'9" (6.529 x 3.593)

The heart of the home is the impressive kitchen/diner, offering an excellent range of fitted units and extensive work surfaces. The adjoining dining area creates a wonderful open space for family meals and entertaining, complemented by a feature fireplace, built-in storage and lovely views over the garden. Bright, spacious and practical, this room is perfectly suited to modern family living.

Master Bedroom

15'11" x 12'11" (4.857 x 3.958)

A generously sized double bedroom enjoying an abundance of

natural light from dual-aspect windows overlooking the surrounding gardens. Offering ample space for a range of bedroom furniture, the room provides a bright and airy feel, complemented by neutral décor and soft carpeting, creating a comfortable and relaxing retreat

Bedroom

11'10" x 12'11" (3.625 x 3.945)

A spacious double bedroom offering generous floor space for a range of bedroom furniture and benefiting from built-in single wardrobes for convenient storage. Decorated in neutral tones with fitted carpeting, this bright and comfortable room provides a peaceful retreat and would make an excellent principal or guest bedroom

Bedroom

12'5" x 10'8" (3.796 x 3.268)

A well-proportioned third bedroom enjoying a pleasant outlook through a large window that fills the room with natural light. Beautifully presented in neutral décor with fitted carpeting, the room offers ample space for a single or double bed along with additional bedroom furniture, making it ideal as a child's bedroom, guest room or home office.

Bathroom

8'6" x 6'10" (2.594 x 2.095)

A spacious family bathroom fitted with a modern white suite comprising a panelled bath, separate glazed shower enclosure, pedestal wash hand basin and WC. The room also benefits from a frosted window allowing plenty of natural light while maintaining privacy

Snug

8'10" x 11'10" (2.715 x 3.631)

A charming and versatile reception room featuring an attractive wall



of built-in shelving, perfect for displaying books, photographs and decorative pieces. Currently arranged as a snug, this cosy space flows seamlessly into the main lounge and would also make an excellent home office, library or hobby room, offering flexibility for modern family living.

Lounge
17'10" x 23'10" (5.450 x 7.284)

An impressive and exceptionally spacious lounge, beautifully designed to make the most of its stunning countryside setting. A large picture window frames far-reaching rural views, while patio doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. Finished with attractive wooden flooring and recessed ceiling lighting, the lounge offers ample space for multiple seating areas, making it ideal for both relaxing and entertaining.

Outside
Set within beautifully established gardens, Oriana Lodge enjoys a wonderful sense of space and privacy, surrounded by mature trees, landscaped lawns and far-reaching rural views. The generous wraparound gardens provide a peaceful haven for outdoor living, with a patio area ideal for al fresco dining and plenty of lawn for families or keen gardeners to enjoy. A large gravelled driveway offers extensive off-road parking and completes this impressive countryside home.

Additional Information
COUNCIL TAX
Band - C

ENERGY PERFORMANCE CERTIFICATE
EPC rating - awaiting

SERVICES
Mains water and electric. Oil boiler for heating (gas bottles for hob. Septic tank for drainage (shared with main farmhouse)

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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