



19 BASING BARNS

Sages Lane, Privett, Hampshire, GU34 3QA

TO LET

£1,825 PCM



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A spacious 4 bedroom end of terrace barn conversion in a stunning rural location

THE PROPERTY

A spacious 4 bedroom barn conversion, neutrally decorated throughout offering flexible family accommodation. The development is surrounded by idyllic countryside, in a sought after rural location and yet within easy access to either Petersfield, Alton or Winchester, all with mainline stations to London. There are excellent schools nearby with a Montessori nursery school in the village.

On the ground floor the spacious entrance hallway with exposed beams and high ceilings leads into the kitchen/breakfast room with double oven and electric hob and space for a dishwasher, washing machine and fridge/freezer. Light and bright sitting room with access out to communal gardens, dining room, shower room and study/4th bedroom.

On the first floor is the master bedroom, large family bathroom with a storage room to the rear and two further double bedrooms.

The property is part of a popular development on a stunning rural estate surrounded by immaculate communal gardens with two allocated parking spaces.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Electric heating
Private drainage £15.00 per month
Mobile coverage - limited/likely (according to Ofcom)
Ultrafast broadband (according to Openreach)

EPC
E47

Local Authority

East Hampshire District Council,
band E



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

This floor plan shows a 3-bedroom house with a study, entrance hall, sitting/dining room, kitchen, shower room, and two bedrooms. The layout includes a central entrance hall with stairs leading up and down. The sitting/dining room is a large open space. The kitchen features a sink, stove, and refrigerator. The shower room contains a shower, toilet, and sink. The bedrooms are located at the rear of the property.

Room	Dimensions (ft)	Dimensions (m)
Bedroom	12'8" x 11'7"	3.87m x 3.54m
Sitting/Dining Room	18'5" x 16'7"	5.61m x 5.06m
Kitchen	13'1" x 11'8"	4.00m x 3.54m
Shower Room	-	-
Study	9'11" x 8'11"	3.02m x 2.72m

Second Floor Plan:

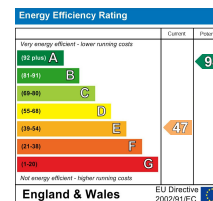
- Top Left Bedroom:** 16'5" x 12'3" (5.00m x 3.87m). Contains three windows.
- Top Right Bedroom:** 13'7" x 12'8" (4.15m x 3.87m). Contains three windows.
- Bottom Left Bedroom:** 16'3" x 11'8" (4.95m x 3.54m). Contains three windows.
- Bottom Center Bathroom:** Contains a bathtub, toilet, and sink. Two windows.
- Center Landing:** Labeled "LANDING". Features a staircase with a "DOWN" arrow pointing right.
- Storage:** "EAVES STORAGE" is labeled at the top and bottom of the plan.

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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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



Security deposit: £2,105