



## THE BARN

South Entrance Adhurst Farm, London Road,  
Petersfield, Hampshire, GU31 5DZ

TO LET  
£4,000 PCM



# The Barn

South Entrance Adhurst Farm, London Road, Petersfield,  
Hampshire, GU31 5DZ

A characterful four bedroom farm house in a rural and highly desirable location on the edge of Petersfield.

## THE PROPERTY

The pretty brick and stone barn, surrounded by open countryside and nestled in the heart of the South Downs National Park, is situated just outside the village of Sheet, which offers a primary school and an excellent pub. The attractive market town of Petersfield is only a mile away and provides a good range of shops, amenities and a mainline railway station with services to London and Portsmouth and direct access by road to the A3.

The Barn is full of character, featuring brick and stone internal walls and has recently been renovated to provide generous and flexible accommodation. The ground floor benefits in addition to the recently refurbished eat-in kitchen a large sitting/dining room with open fire, a cosy snug, bedroom 4/study, the master bedroom en-suite and an additional bathroom with utility cupboard.

Upstairs there are two further double bedrooms, both with built in storage and a family bathroom.

Outside, the courtyard at the front of the house provides excellent parking for

several cars and a double garage. The generous garden is mainly laid to lawn and features a secluded terrace. At the rear of the house the south facing garden offers access to the tennis court.

In addition there is an option to rent the self-contained one bedroom detached annexe and the field opposite the house by separate negotiation.

## ADDITIONAL INFORMATION

### Services

Mains electricity and water  
Private drainage £15 per month  
Oil fired central heating  
Mobile coverage - Good/limited (Ofcom)  
Broadband - FTTC (Openreach)

**EPC**  
E42

### Local Authority

East Hampshire District Council - band G

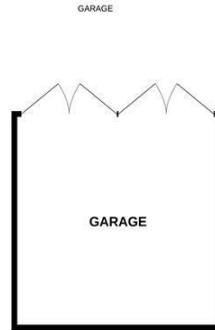
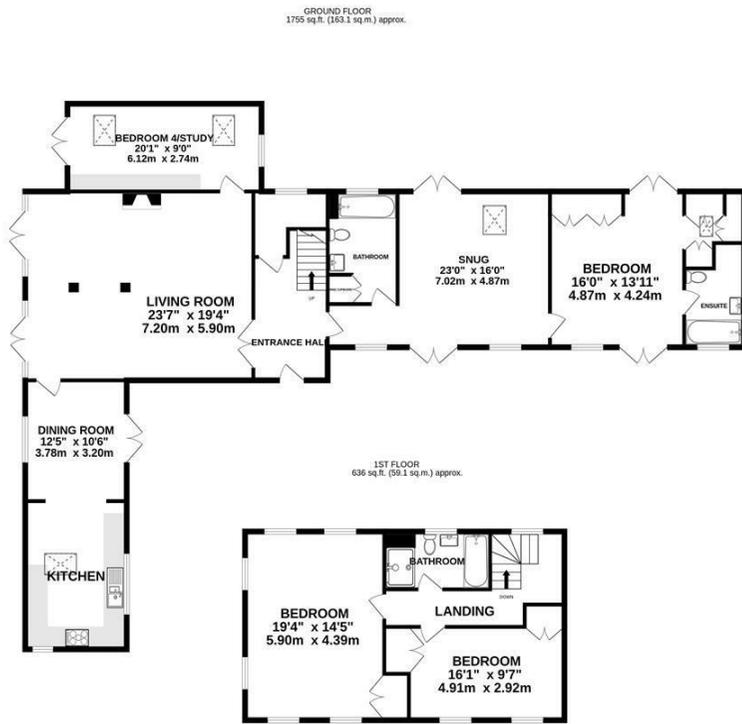
### Pets

Well behaved pets considered.

### Deposit

Holding Deposit - £923  
Security deposit - £4,615





TOTAL FLOOR AREA : 2391 sq.ft. (222.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

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