



16 BASING BARNS

Sages Lane, Privett, Hampshire, GU34 3QA

TO LET

£1,300 PCM



16 Basing Barns

Sages Lane, Privett, Hampshire, GU34 3QA

Petersfield 8 miles | Alresford 8 miles | Alton 10 miles. London Waterloo from Petersfield station 80 minutes | mileages and times approximate

A delightful 3 bedroom barn conversion with light and spacious accommodation

THE PROPERTY

A delightful three double bedroom barn conversion offering spacious, light 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. The property is offered in very good decorative order throughout.

On the ground floor from a spacious hallway is the third bedroom/study, fitted kitchen with cooker and hob, wall and base units and plumbing for white goods, boot room with access to the car port, large reception room and cloakroom with shower. Upstairs there are two double bedrooms and family bathroom.

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

ADDITIONAL INFORMATION

Services

Mains water and electricity
Electric heating
Private drainage £15 per month
Mobile coverage - likely (Ofcom)
Ultrafast broadband (Openreach)

EPC

E52

Local Authority

East Hampshire District Council, band E

Pets

No pets due to communal gardens

Deposit

Holding deposit £300
Security deposit £1,500

Directions

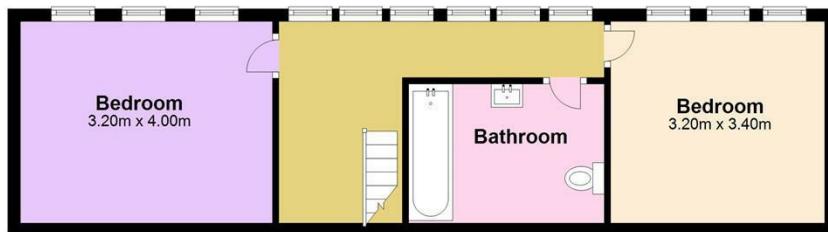
From the M3, exit at junction A272 towards Petersfield. Continue along the A272 until the traffic lights and crossroads at West Meon. Turn left northbound towards Alton on the A32. Immediately after the Angel pub on the left hand side turn right at the crossroads into Sages Lane. Turn left as directed towards Basing Barns.
What3words: solids.abandons.twit



Ground Floor
Approx. 70.2 sq. metres



First Floor
Approx. 40.9 sq. metres



Total area: approx. 111.1 sq. metres

16 Basing Barns, Sages Lane, Privett, Alton

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
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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Lettings

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