



20 BASING BARNs

Sages Lane, Privett, Nr Alton, Hampshire, GU34 3QA

TO LET
£1,600 PCM



20 Basing Barns

Sages Lane, Privett, Nr Alton, 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 end terrace barn conversion, presented in excellent condition with light and spacious accommodation

THE PROPERTY

A delightful 3-4 bedroom barn conversion, presented in excellent condition, with light and spacious 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 comprises large entrance hall, cloakroom, dining room/double bedroom, understairs storage, large sitting room with study area and French doors to the lawned gardens. Excellent kitchen with larder, oven and hob and plumbing for white goods and an eating area with ample space to seat 8. The kitchen has French doors to the front of the property. Upstairs from a spacious landing there are two double and one single bedrooms and a large family bathroom with separate shower.

The development is set in landscaped formal courtyards with communal lawns. There are two allocated parking spaces.

ADDITIONAL INFORMATION

Services:

Electric Heating

Mains Water, Private drainage - £15.00 per month

Mobile coverage limited/likely (according to Ofcom)

Broadband ultrafast (according to openreach)

EPC

D 55

Council Tax:

East Hampshire District Council, band E

Deposit:

Holding deposit £369

Security deposit £1,846

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.



Ground Floor
Approx. 101.3 sq. metres



First Floor
Approx. 64.6 sq. metres



Total area: approx. 165.9 sq. metres
20 Basing Barns, Sages Lane, Privett, Alton



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

WINCHESTER

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