11 BASING BARNS
Sages Lane, Privett, Hampshire, GU34 3QA

TO LET
£1,475 PCM

BCM Wilson Hill

11 Basing Barns

Sages Lane, Privett, Hampshire, GU34 3QA

An appealing three bedroom barn conversion with light and spacious accommodation

THE PROPERTY

An appealing three bedroom terrace barn conversion in this popular development. The property is neutrally decorated throughout.

The property comprises a large entrance hall, good sized kitchen with built-in oven and hob, space for a kitchen table and plumbing for white goods, dining room/study/third bedroom, cloakroom with shower, good storage cupboard, spacious sitting room with French doors overlooking the communal lawns and fields beyond. Upstairs there are two double bedrooms, one with ensuite shower and a bathroom.

Basing Barns is within easy reach of Petersfield, Alton and Winchester, all with mainline stations to London. There are excellent schools for all ages nearby with a Montessori nursery school in the popular village of Privett. It is set amongst delightful landscaped courtyards with communal lawns maintained by the estate and is surrounded by idyllic countryside views. There are two allocated parking spaces.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Electric heating
Private drainage £15.00 per month
Mobile coverage good (EE 85% - according to Ofcom)
Broadband ultrafast (according to openreach)

EPC

D 61

Local Authority

East Hampshire District Council, band E
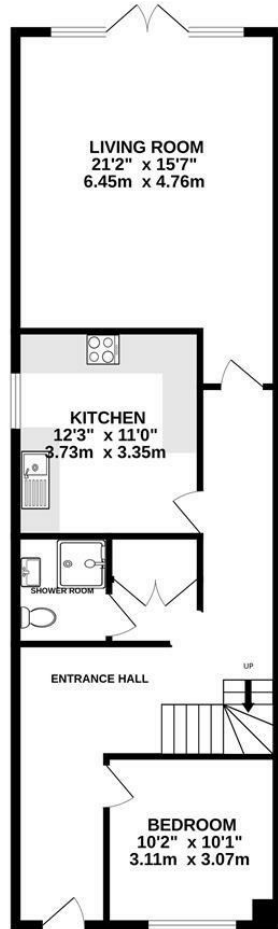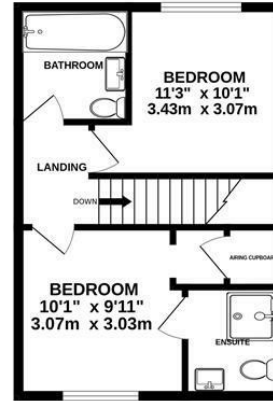
Pets

No pets due to communal gardens

Deposit

Holding deposit £340
Security deposit £1,700

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.

LIVING ROOM
21'2" x 15'7"
6.45m x 4.76m

KITCHEN
12'3" x 11'0"
3.73m x 3.35m

SHOWER ROOM

ENTRANCE HALL

UP

BEDROOM
10'2" x 10'1"
3.11m x 3.07m

BATHROOM

BEDROOM
11'3" x 10'1"
3.43m x 3.07m

LANDING

DOWN

AIRING CUPBOARD

BEDROOM
10'1" x 9'11"
3.07m x 3.03m

ENSUITE

TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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