



12 BASING BARNES

Sages Lane, Privett, Hampshire, GU34 3QA

TO LET

£2,100 PCM



12 Basing Barns

Sages Lane, Privett, Hampshire, GU34 3QA

An outstanding four bedroom barn conversion which offers excellent living accommodation, much character and overlooks idyllic countryside.

THE PROPERTY

An outstanding four bedroom barn conversion which offers excellent living 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 ground floor comprises a large entrance hall with storage and hanging cupboard, cloakroom and study. There is a good sized family kitchen with ample space to seat 8 and space for white goods, French doors to front courtyard and utility room. Double glass doors lead to the very spacious, light and airy sitting room, with sufficient space for a dining area and French doors to the communal lawned gardens.

Upstairs comprises good sized landing with excellent storage cupboards. The large master bedroom with its outstanding views from ceiling height. French doors open onto a small balcony. It also benefits from a dressing area and ensuite bathroom/shower room. There is a further large double bedroom with dressing area, another double bedroom

and a single bedroom with cupboard, a family bathroom/shower room.

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

D 67

Local Authority

East Hampshire District Council, band F

Pets

No pets due to communal gardens

Deposit

Holding deposit £484
Security deposit £2,420





Total area: approx. 227.9 sq. metres
12 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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 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		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Lettings

01962 763908

lettings@bcmwilsonhill.co.uk

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