

12 BASING BARNS

Sages Lane, Privett, Hampshire, GU34 3QA

TO LET £2,100 PCM



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

THE PROPERTY

An outstanding four bedroom barn family bathroom/shower room. conversion which offers excellent living accommodation. The development is The property is part of a popular surrounded by idyllic countryside, in a sought after rural location and yet within surrounded by immaculate communal easy access to either Petersfield, Alton or Winchester, all with mainline stations spaces. 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 EPC and airy sitting room, with sufficient D67 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. Deposit 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

development on a stunning rural estate gardens with two allocated parking

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)

Local Authority

East Hampshire District Council, band F

No pets due to communal gardens

Holding deposit £484 Security deposit £2,420

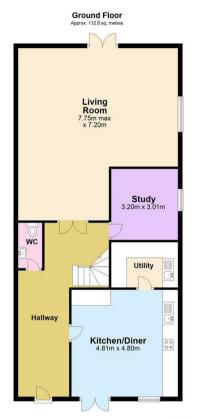




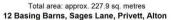












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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (1-20) G	67	82
Not energy efficient - higher running costs		
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