THE BARN

Passfield Road, Passfield, Liphook, Hants, GU30 7RU

BCM Wilson Hill

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£1,400 PCM

A charming one bed single storey barn conversion with open plan living in a wonderful rural setting

THE PROPERTY

Set within the picturesque surroundings of Passfield Farm, this charming single storey barn conversion has been recently refurbished to provide stylish, open-plan living. Benefiting from double glazing throughout, the property enjoys a peaceful position backing onto open fields in the village of Passfield, making it an ideal base for walking, cycling, and exploring the surrounding countryside. The nearby village of Liphook provides a wide range of amenities, including a mainline railway station, supermarket, cinema, and doctors surgery.

The entrance porch opens into a bright and spacious open plan living area. This comprises a cloakroom and coat cupboard, together with a fully fitted kitchen featuring an integrated fridge-freezer, electric oven, and induction hob. A shared washing machine and tumble dryer are available in a separate outbuilding. The generous dining and sitting area overlooks the garden and is enhanced by an impressive built-in bookcase to one end. Beyond this lies a good sized bedroom with fitted storage and an en-suite shower room.

Outside, a private patio garden extends along the side of the property and is directly accessible from the living area, providing an attractive space for both sitting and entertaining.

ADDITIONAL INFORMATION

Services

Oil fired central heating.
Shared oil tank charged at approximately £140 per month.
Water and sewerage - contribution £30 per month
Mains electricity
Mobile - good (Ofcom).
Broadband - FFTC (Openreach).

EPC

E53

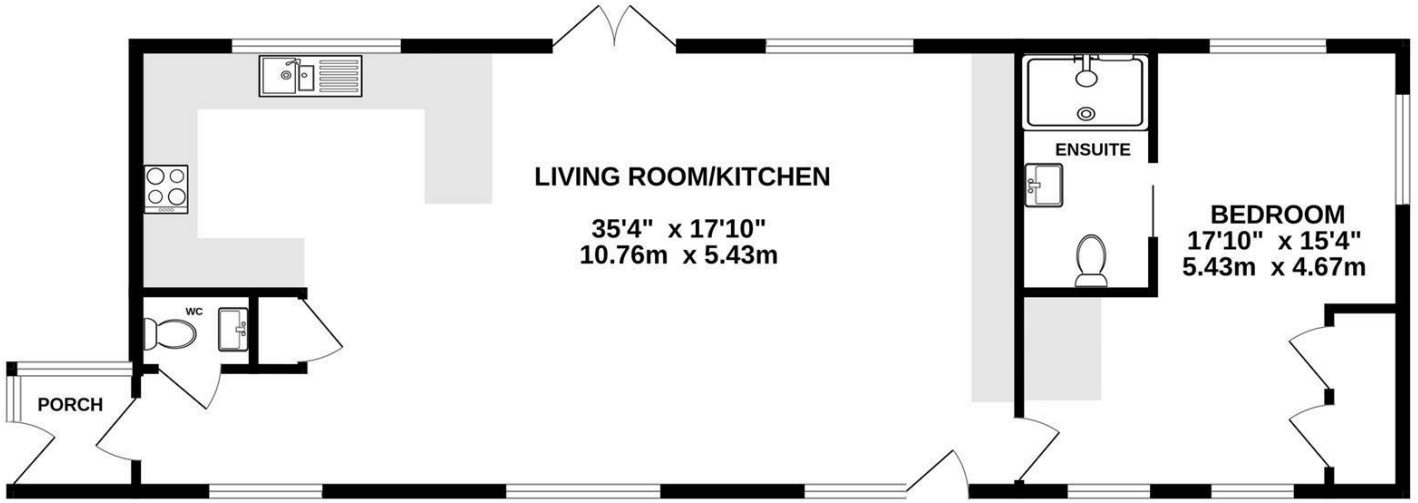
Local Authority

East Hampshire District Council - band A

Deposit

Holding deposit - £323
Security deposit - £1,615

GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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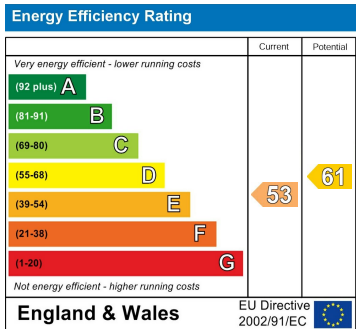

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