THE BARN

South Entrance Adhurst Farm, London Road,
Petersfield, Hampshire, GU31 5DZ

TO LET

£4,000 PCM

BCM Wilson Hill

The Barn

South Entrance Adhurst Farm, London Road, Petersfield, Hampshire, GU31 5DZ

A characterful four bedroom farm house in a rural and highly desirable location on the edge of Petersfield.

THE PROPERTY

The pretty brick and stone barn, surrounded by open countryside and nestled in the heart of the South Downs National Park, is situated just outside the village of Sheet, which offers a primary school and an excellent pub. The attractive market town of Petersfield is only a mile away and provides a good range of shops, amenities and a mainline railway station with services to London and Portsmouth and direct access by road to the A3.

The Barn is full of character, featuring brick and stone internal walls and has recently been renovated to provide generous and flexible accommodation. The ground floor benefits in addition to the recently refurbished eat-in kitchen a large sitting/dining room with open fire, a cosy snug, bedroom 4/study, the master bedroom en-suite and an additional bathroom with utility cupboard.

Upstairs there are two further double bedrooms, both with built in storage and a family bathroom.

Outside, the courtyard at the front of the house provides excellent parking for several cars and a double garage. The generous garden is mainly laid to lawn and features a secluded terrace. At the rear of the house the south facing garden offers access to the tennis court.

In addition there is an option to rent the self-contained one bedroom detached annexe and the field opposite the house by separate negotiation.

ADDITIONAL INFORMATION

Services

Mains electricity and water
Private drainage £15 per month
Oil fired central heating
Mobile coverage - Good/limited (Ofcom)
Broadband - FTTC (Openreach)

EPC

E42

Local Authority

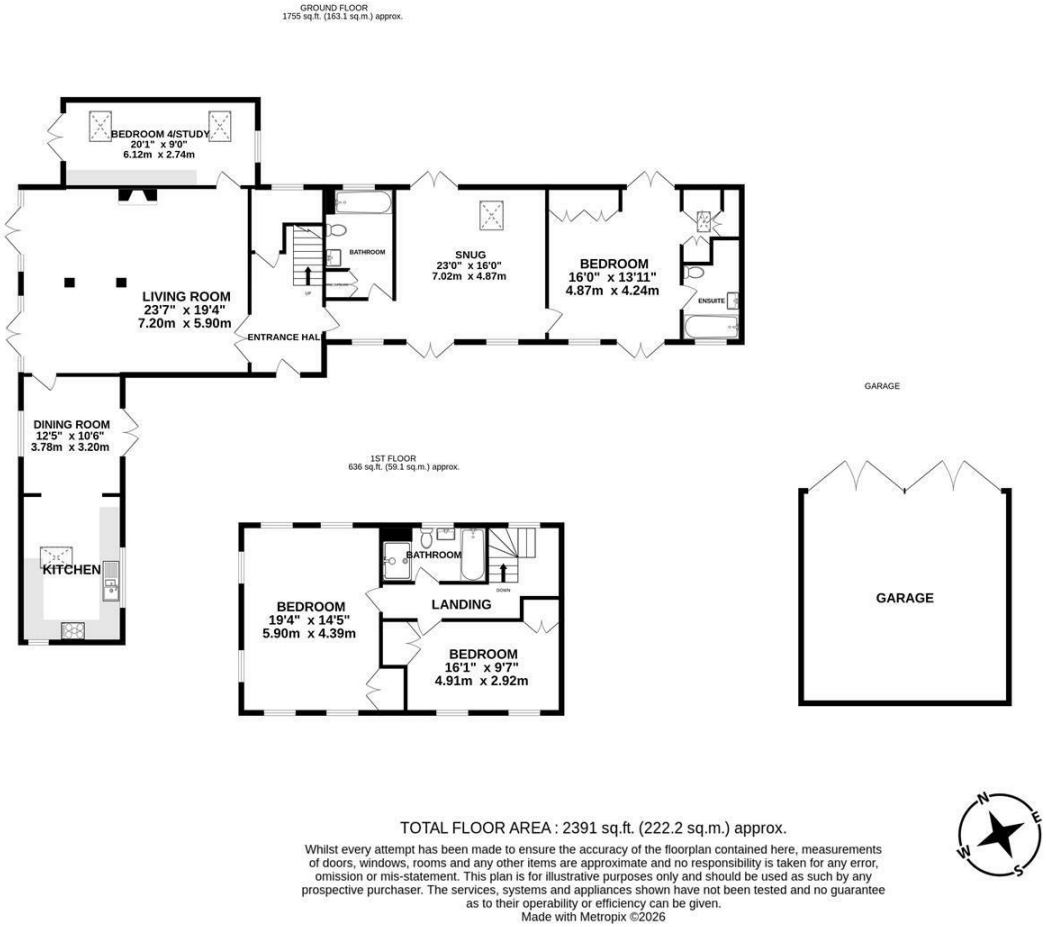
East Hampshire District Council - band G

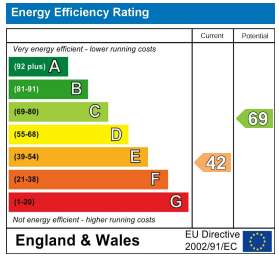
Pets

Well behaved pets considered.

Deposit

Holding Deposit - £923
Security deposit - £4,615





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

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

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

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