# GREYHOUND BARN

Lower Woodcott, Whitchurch, Hampshire, RG28 7QA

## TO LET

£2,850 PCM

BCM Wilson Hill

# Greyhound Barn

## Lower Woodcott, Whitchurch, Hampshire, RG28 7QA

A stunning 4 bedroom barn conversion converted to an exceptionally high standard offering impressive luxury living.

### THE PROPERTY

A stunning 4 bedroom barn conversion converted to an exceptionally high standard offering impressive luxury living. The property overlooks a delightful walled courtyard with beautiful rural views beyond. It retains countryside charm of beams throughout, is neutrally decorated with high specification flooring and lighting.

From a grand hallway with double doors to the back garden is a large kitchen/dining/breakfast room with aga and separate electric oven/hob. From the kitchen is the cloakroom, utility room with plumbing for white goods and beyond the fourth bedroom with ensuite bathroom with shower over the bath. This bedroom could also be utilised as a peaceful study. The side of the barn accommodating these rooms opens out with 3 sets of French doors to the courtyard. Spacious sitting room with large open fire - this room would be ideal for entertaining.

From an impressive staircase the upstairs comprises master bedroom with built-in cupboards overlooking the courtyard and back garden. Two further double bedrooms. Luxury bathroom with twin basins and roll top bath. Family shower room.

The courtyard to the front of the house offers plenty of private parking and the garden to the back is laid to lawn. Attractive flint outbuilding with electricity providing good storage.

The barn is easily accessible for Whitchurch and Newbury and near to the major road networks of the A34/A303 for the M3 and the M4 via the A34. There are excellent schools within easy access of the property. The barn would be an ideal family home.

### ADDITIONAL INFORMATION

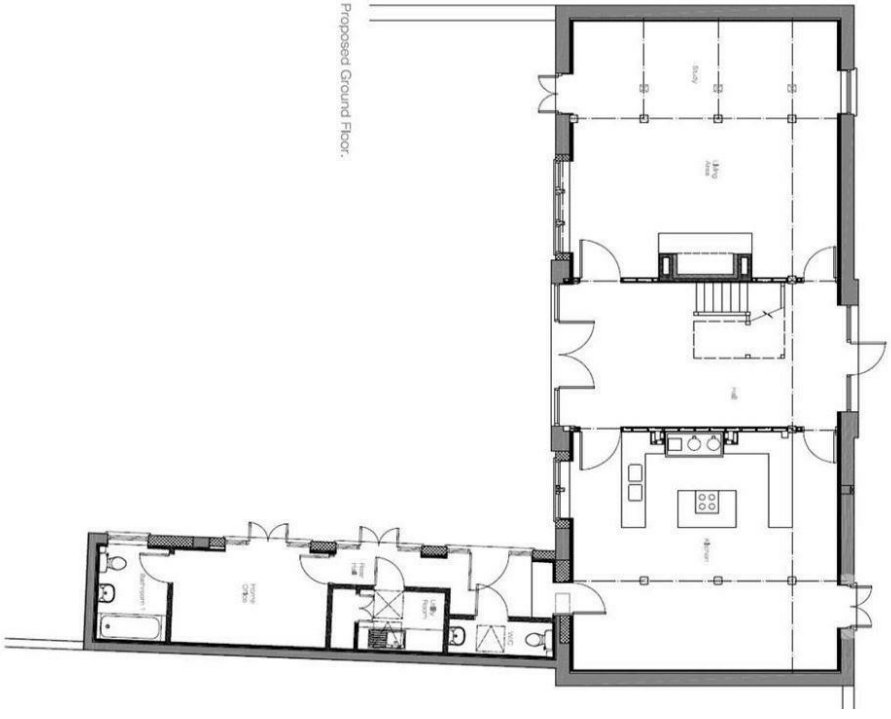
**Services**
Oil fired central heating
Mains electricity
Private water £45 per month
Private sewerage £225-250 per year
Full Fibre Broadband FTTP available according to Openreach
Variable outdoor mobile phone coverage (according to Ofcom)

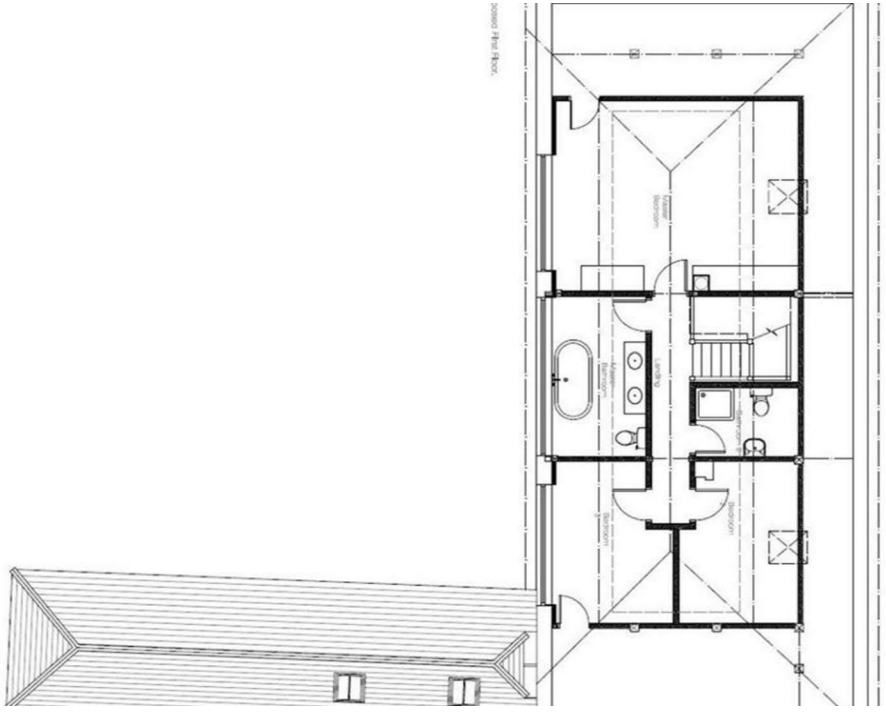
**EPC**
C70

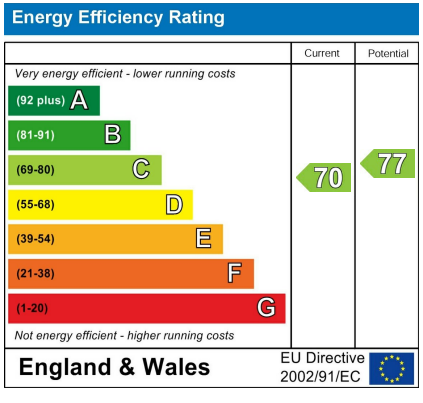
**Local Authority**
Basingstoke & Deane Borough Council - band G

**Pets**
Pets considered

**Deposit**
Total deposit £3,288
Holding deposit £657






**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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