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.
Mains water, electricity and sewerage.
Mobile - good (Ofcom).
Broadband - FFTC (Openreach).

EPC

E53

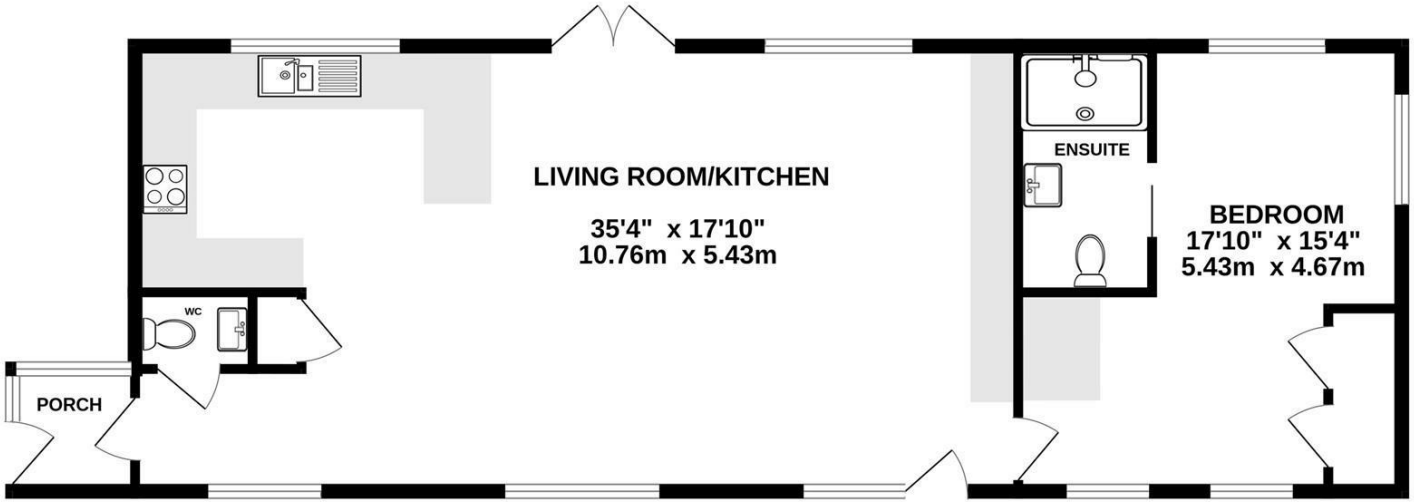
Local Authority

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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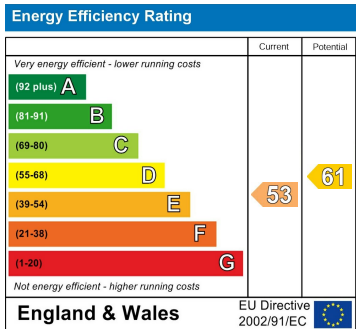

IMPORTANT NOTICE

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

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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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