



## PITTERS BARN

Berrywood Lane, Berrywood Lane, Lower Wield, Alresford, Hampshire, SO24 9RX

TO LET

£3,500 pcm



# Pitters Barn

Berrywood Lane, Berrywood Lane, Lower Wield, Alresford, Hampshire, SO24 9RX

Alton 7 miles | Alresford 7 miles | Basingstoke 10 miles | London Waterloo from Alton Station – 1 hour 14 minutes | Mileages and times approximate

## 4 Bedrooms

A beautifully presented barn conversion finished to a very high standard and located in the rural idyll of Lower Wield, close to the amenities of Alton or the larger centres of Basingstoke and Winchester.

### THE PROPERTY

A beautifully presented barn conversion finished to a very high standard and located in the rural idyll of Lower Wield, close to the amenities of Alresford and Alton or the larger centres of Basingstoke and Winchester.

The living accommodation comprises a large kitchen/ family room with French doors leading to the garden, a separate drawing room with a spectacular wood burner, high ceilings and doors to a patio area. There is also a study/ fifth bedroom to the ground floor, a downstairs loo and utility room.

On the first floor is the master bedroom with an ensuite shower room, three further double bedrooms and a family bathroom.

The garden is laid mainly to lawn with paved areas from the kitchen and drawing room.

There is a garage and large drive for further off road parking.

### ADDITIONAL INFORMATION

Services  
EPC Band C

Oil fired central heating

East Hampshire District Council

Council Tax Band G

Monthly sewerage cost: £15.00

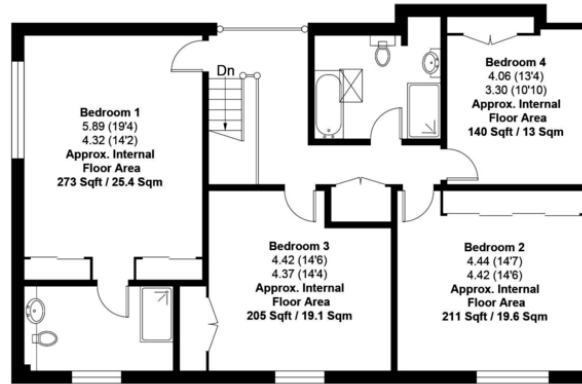
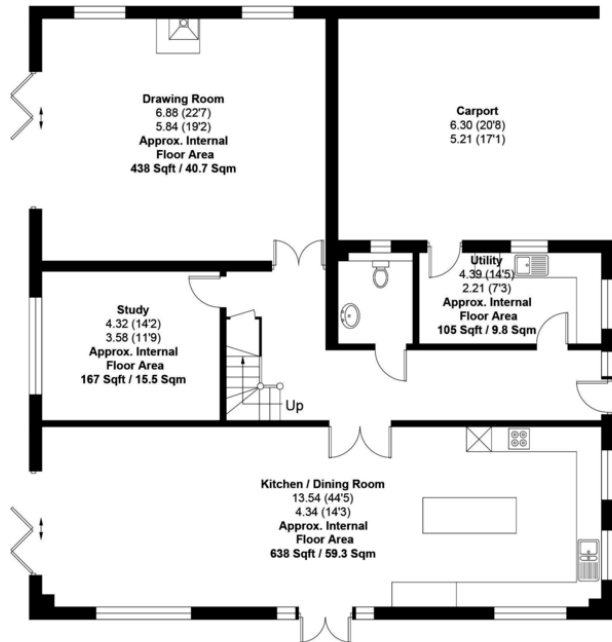
### Directions

From Alton, head north on the A339. After 3.5 miles turn left onto Station Road. After half a mile, turn right onto Drury Lane and continue for just under 2 miles. At the T Junction, turn right. At the fork, take the left hand fork, pass the junction on the right and take the next drive on the right to Pitters Farm. Keep to the left of the drive and Pitters Barn will be in front of you.



# Pitter Barn, Berrywood Lane, Lower Wild, Alresford, SO24 9RX

APPROX. GROSS INTERNAL FLOOR AREA 2870 SQ FT 266.6 SQ METERS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis on valuation. © Emzo Marketing

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