

4 ELM ROAD

SHERBORNE ST JOHN, HAMPSHIRE



4 ELM ROAD

**SHERBORNE ST JOHN
HAMPSHIRE**

***5 bedroom 1930s family house
in a sought after village location***

Hall • Sitting room • Dining room
Kitchen/breakfast room • Utility room • Cloakroom

5 bedrooms • 2 bathrooms

Double garage with room above
Attractive landscaped gardens

Basingstoke 2 miles • Newbury 15 miles
Reading 16 miles

M3 (Junction 6) 3 miles • M4 (Junction 11) 14 miles
London Waterloo via Basingstoke station from 44 minutes
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

4 Elm Road is located within the much sought after village of Sherborne St John, with open views over fields to the front. Within the village is a highly regarded primary school, church, public house and playing fields with tennis court, football/cricket pitch and modern pavilion. There are a number of independent schools nearby including Cheam, Daneshill, Sherfield, St Gabriels and Lord Wandsworth College. Communication links are first class, with easy access to the M3 and M4 and mainline station at Basingstoke. The surrounding countryside is delightful, much of which forms part of The Vyne National Trust, throughout which are many footpaths and bridleways.

4 Elm Road

4 Elm Road is a well presented detached family house, believed to date back to the 1930s and was thoughtfully extended in 2004, whilst retaining many of the original features. The ground floor accommodation is well planned and includes a sitting room with wood burner, large kitchen/breakfast room with bay window and doors leading onto the garden. Completing the ground floor is a good size utility room, dining room and cloakroom. On the first floor, the principal bedroom has an en suite shower room. There are four further bedrooms and a family bathroom.

Outside, the property is approached over a driveway, which provides ample parking and access to the double garage with room above. The attractive private gardens include areas of formal lawn, a terrace with paved Indian sandstone and beds planted with an array of specimen shrubs and plants.



Directions (Postcode RG24 9JL)

Leave Basingstoke on the A340, passing the North Hampshire Hospital on your left. Proceed through the traffic lights and at the bottom of the hill turn right signposted to Sherborne St John. On entering the village, pass Manor Road on your left and No 4 Elm Road can be found shortly on the left hand side.

Services

All mains services. Gas fired heating.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Basingstoke & Deane Borough Council
01256 844844 www.basingstoke.gov.uk

Council Tax

Band G

Viewing

By prior appointment only with the agent.

Elm Road, Sherborne St. John, Basingstoke

Approximate Gross Internal Area
1,735 sq ft / 161 sq m



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The position & size of doors, windows, appliances and other features are approximate only.
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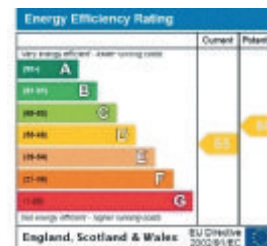


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