

HILLSIDE HOUSE

SHERBORNE ST JOHN, HAMPSHIRE



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***Six bedroom edge of village house
with self-contained annexe***

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

6 bedrooms • 4 bathrooms

Self-contained annexe comprising sitting/dining room,
kitchen, bedroom, shower room

Heated swimming pool • Double garage
Private and secluded gardens

In all about 0.2 hectare (0.5 acre)

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

Hillside House is situated on the edge of the village of Sherborne St John, with fine views over the adjoining countryside down towards the village. Sherborne St John is a delightful village to the north of Basingstoke, well-known for The Vyne National Trust.



Within the village is a church, highly regarded primary school and public house. More extensive facilities can be found in Basingstoke Town Centre, which is within easy access.



Educational needs are well served. Independent schools in the area include Cheadle, Daneshill, Sheffield, St Gabriels and Lord Wandsworth College.



Communication links are first class, with easy access to the M3 and M4 and the mainline station at Basingstoke to London Waterloo.



The surrounding countryside is delightful, much of which forms part of The Vyne National Trust, throughout which are many footpaths and bridleways.

Hillside House

Hillside House is a very spacious six bedroom house, with a self-contained one bedroom annexe. It is located in a fine setting on the edge of the village, within its own secluded gardens and grounds of approximately 0.5 acre. The property, which has been enlarged and improved in recent years, has wonderful living space, with many of the rooms overlooking the surrounding countryside. The ground floor features a large sitting room with fireplace, magnificent conservatory, dining room, study and fitted kitchen/breakfast room. In addition, there is a utility room, cloakroom and a useful ground floor bedroom with en suite bathroom. On the first floor, the principal bedroom has a dressing room and an en suite bathroom. The guest bedroom has an en suite bathroom and there are three further bedrooms and a large family bathroom. The separate detached self-contained annexe is a very useful addition to the house and could also be utilised as an office.

Garden

The gardens are a delightful feature of the property and include a heated swimming pool with terraced surrounds, areas of formal lawn with beds planted with an array of flowering shrubs and plants and numerous mature trees and hedgerow. The property is approached down a long gravel driveway, which concludes in a parking and turning area and leads onto the detached double garage. Within the garden is a very useful range of outside stores.

Directions (RG24 9LR)

Proceed out of Basingstoke on the A340. Shortly after passing the North Hampshire Hospital, turn right at the bottom of the hill into Elm Road, signposted to The Vyne. Take the 1st right hand turning into Sherborne Road and the 2nd left into Chineham Lane. The entrance to Hillside is the 2nd driveway on the right.

Services

Mains water, gas and electricity. Private drainage.

Fixtures & 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 F



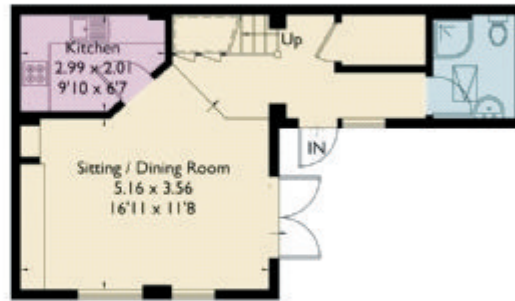


Approximate Gross Internal Area = 293.5 sq m / 3159 sq ft

(Excluding Void)

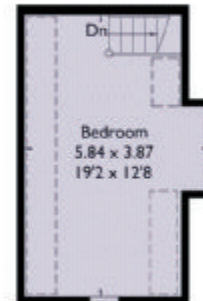
Annexe = 60.4 sq m / 650 sq ft

Total = 353.9 sq m / 3809 sq ft

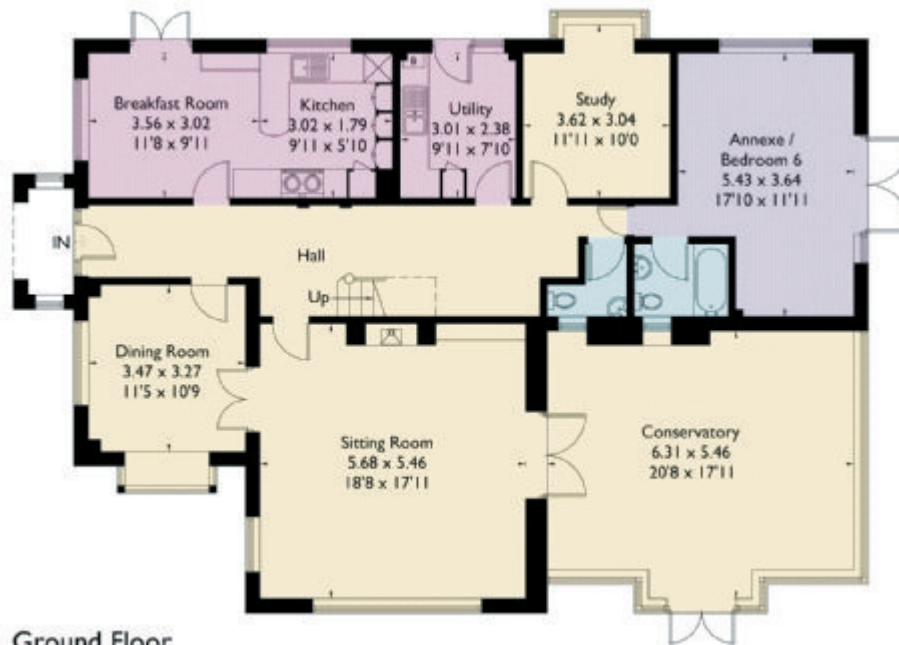


Annexe - Ground Floor

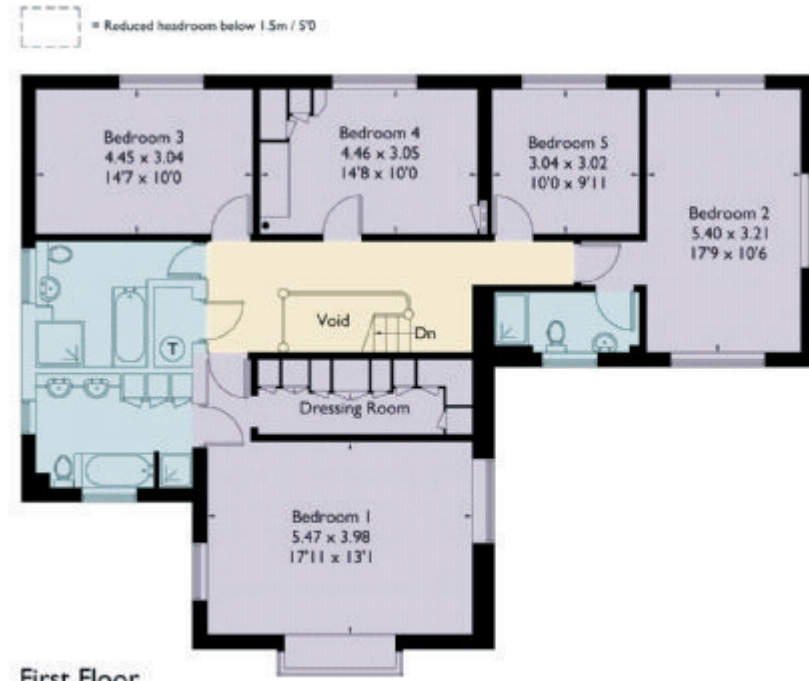
(Not Shown In Actual Location / Orientation)



Annexe - First Floor



Ground Floor



First Floor

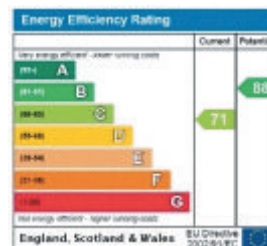


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