



West End, Basingstoke, Hampshire, RG24 9LE

Guide Price £550,000

SITUATION West End occupies a delightful setting in Sherborne St John, sat centrally, in a generous plot and within walking distance of the local amenities and numerous public footpaths and walks. **THE PROPERTY** This spacious 1,527sq.ft. home is built around flexible living and has been occupied by the current owners since 2011. Downstairs, there are three reception rooms and two double bedrooms. The large living room has a log burner and the well-appointed, farm house style kitchen/breakfast room comes inclusive of appliances. There is a large dining room, a study area and a modern walk-in shower room completing the ground floor accommodation. On the first floor, you are greeted by a two further double bedrooms and a beautifully fitted modern family bathroom. **OUTSIDE** The front of the property is approached by two double five bar gates leading to a brick paved driveway, providing parking for many vehicles. Additionally, there is a double door carport. The delightful borders are planted with shrubs, flowers and trees. To the rear of the property, you will find a landscaped fully enclosed garden, backing onto and overlooking open fields. To one side is a greenhouse, with power and lighting, perfect for a productive vegetable garden. There is a large patio area, which is set up for al-fresco dining and entertainment, with direct access to the dining room. **LOCATION** Located in the highly sought-after village of Sherborne St John, the property offers easy access to local amenities, including a village shop, church, public house, village hall and the highly-regarded Priory Primary school. Nearby the town of Basingstoke offers an extensive range of shopping, leisure and recreational facilities, and excellent transport links to London (Train from Basingstoke to Waterloo 42 minutes) and the rest of the UK. **OPEN DAY** - Saturday 14th September - Contact one of the team now for your private viewing appointment. Tenure: Freehold Council tax band: D EPC: To follow





- NO CHAIN!!
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SHOWER/CLOAKROOM
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- CARPORT & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- CLOSE TO HIGHLY REGARDED INFANT/JUNIOR SCHOOL

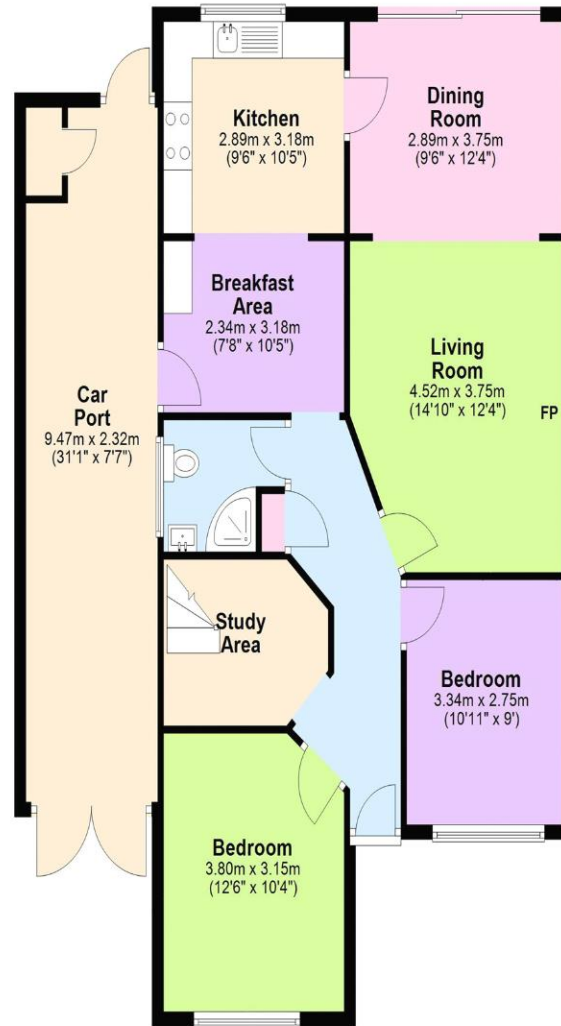


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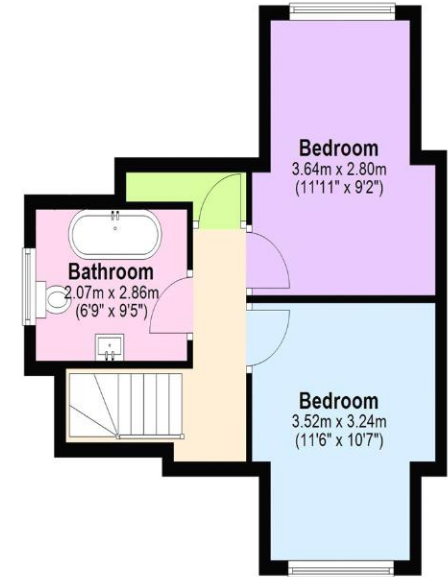
Ground Floor

Approx. 108.0 sq. metres (1162.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.

LODDON PROPERTIES

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