



4  3  2 

Sherborne Road, Basingstoke

Guide price £425,000

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Key Features

- > Spacious three storey family home
- > Close to the station and town centre in South View
- > Four bedrooms
- > Large kitchen/diner
- > Large living room with fireplace
- > Exceptional glass garden room extension
- > Wonderful mature gardens
- > Luxury family bathroom and separate ground floor shower room
- > Tenure: Freehold
- > EPC rating **To be confirmed**



PROPERTY SUMMARY

A unique opportunity to acquire an enlarged, spacious (1400 sq ft) and very well presented four-bedroom family home with excellent garden, situated just a few moments from the station and town centre in South View.

ACCOMMODATION

On entry to the property at the front, you proceed into a hallway which provides access to the ground floor shower room, understairs storage cupboard as well as entry to the main areas of entertaining. The living room with front aspect has been the subject of a front extension to boost the overall size here. Further benefits include a lovely cozy fireplace and plenty of space for sofas and tables. Also from the hall, a door provides access to an excellent open plan kitchen/diner. The kitchen is fitted with a range of appliances, cupboards and worktops and there is space for a large dining table within the dining area of this room. To the back of the house, the property has been extended with a wonderfully unique steel and glass garden room which creates a 'hybrid' space to use for dining or relaxing throughout the year.



From the entrance hall stairs rise to the first-floor landing which provides access to three double bedrooms and a luxury bathroom. From the landing, stairs rise again to the converted attic space which has created an excellent sized double bedroom with storage and separate area for a desk.

OUTSIDE

The gardens to the front are mature and private with a small lawn. The rear garden is exceptional with a large area of lawn, separate private area to the rear which could be used as a vegetable garden. The patio terrace merges into the sunroom to create a wonderful area to relax in the garden and to enjoy al-fresco living.

LOCATION

Situated in Sherborne Road at the start of South View and the periphery of the town centre of Basingstoke, the property offers easy access to shops, facilities which are located nearby. Road links are immediately at hand to access the wider town facilities and roads, including the A33 towards Reading and M3 towards London. The main line railway station is within 5 minutes' walk and provides fast rail connections to London-Waterloo in approximately 45 minutes.

TENURE Freehold

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band C

EPC to be confirmed

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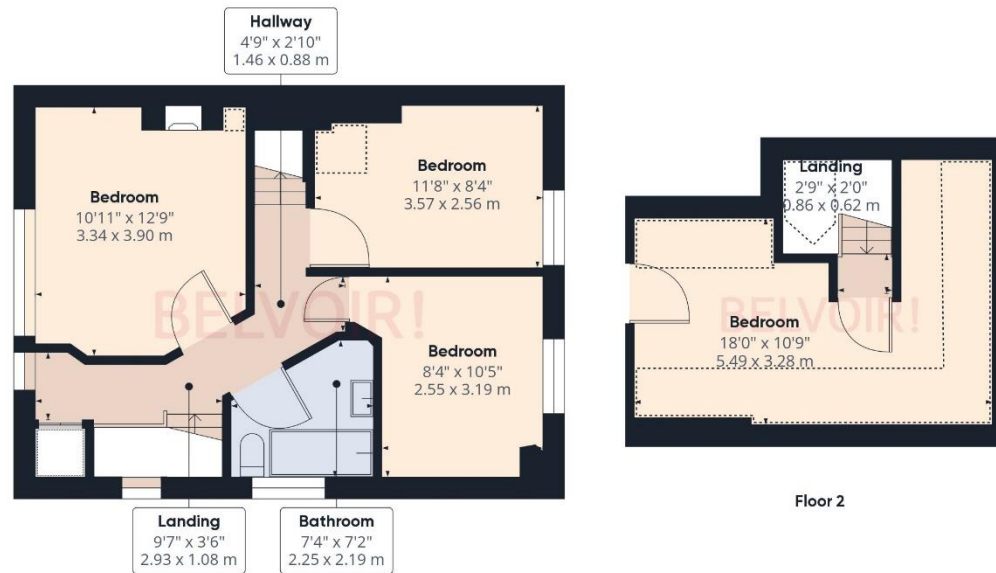








Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾

1395.53 ft²
129.65 m²

Reduced headroom

272.62 ft²
25.33 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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