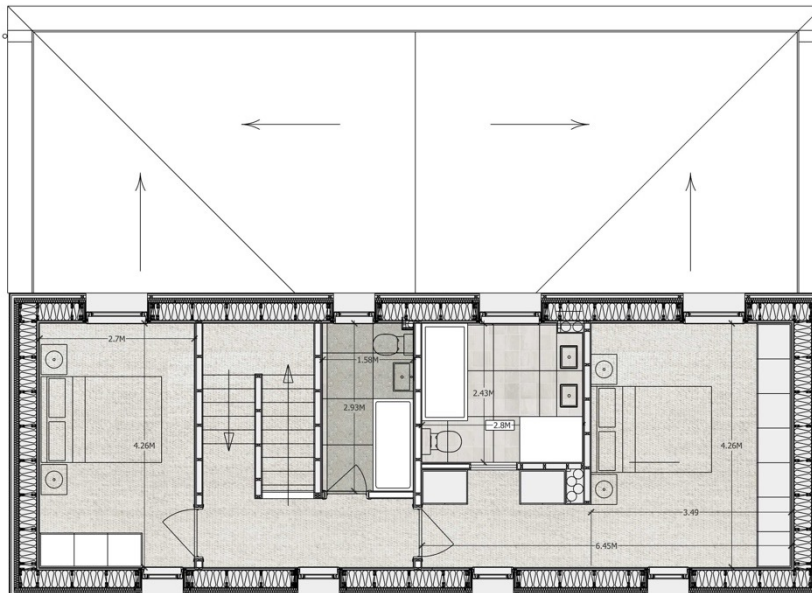




GREENFIELD VIEW, ALDERMASTON ROAD  
SHERBORNE ST. JOHN  
BASINGSTOKE





### PROPERTY DESCRIPTION

Greenfield View House is a remarkable four bedroom property that offers a wonderful living environment while truly committing to sustainability and energy efficiency, this really is the house of the future. This is a unique opportunity to live in a modern, carbon neutral home with stunning views and a convenient location in Sherborne St. John. For further information or to schedule a viewing, please contact Basingstoke on 01256 464 566.

### SUSTAINABILITY FEATURES

Greenfield View House is truly sustainable and carbon neutral in use. It features an 8.8 KWH solar system with battery storage, ensuring that it operates efficiently with clean energy 24 hours a day.

- Solar - 8.8 kWh JA Solar Monocrystalline
- Battery - 3.68KW hybrid inverter + 10kWh of battery storage capable of charging 12kWh of batteries in 4 hours from the grid if necessary.

The property is equipped with triple-glazed windows, an air source heat pump for hot water and heating, as well as a mechanical ventilation heat recovery system. The insulation meets passive house standards, resulting in a home where occupants can live without any electric or heating bills.

- Mechanical Ventilation Heat Recovery - Zehnder Q350 ComfoAir Heat Recovery Unit MVHR
- Air Source Heat Pump - 8 kWh Samsung Air Source Heat Pump

The house is carbon neutral in use, meaning that in a year it generates more energy than it consumes. This means that energy bills can be non-existent if the purchaser chooses to have an energy tariff with Octopus Energy where they can select a no bills option. The house is timber framed and was insulated using bio-based materials. The significantly reduces it's embodied carbon, making it one of the most sustainable houses in the UK. The house has captured circa 18 tonnes of CO<sub>2</sub>; to put this into perspective, most new builds emit over 30 tonnes of CO<sub>2</sub> during the build process.

Advisory note to all buyers - N.B - The house has been built to Passivhaus standards and we are awaiting the Passivhaus certificate. The house reached an airtightness of less than 0.5 air changes per hour (Passivhaus require less than or equal to 0.6)



## KITCHEN AND UTILITY

- The kitchen and utility room are fully equipped with integrated appliances, providing modern convenience in a sleek, handleless kitchen design supplied by leading Kitchen retailer Wren..

Integrated appliances include -

"Bosch Stainless Steel Built In Electric Oven x2

"Bosch Induction Hob

"Bosch Canopy Cooker Hood "Bosch Wifi Connected Fully Integrated Dishwasher

"51 bottle wine fridge

"Baumatic Integrated 70/30 Fridge Freezer

## INTERIOR

- The ground floor of Greenfield View House boasts a spacious open-plan kitchen, diner, and family room, with large glass sliding doors windows that open into the rear garden, offering breath-taking views of the surrounding landscape.

- The ground floor also includes two generously sized double bedrooms, a family bathroom, a study, and a large separate utility room, providing flexibility and convenience for daily living.

- On the first floor, you'll find two additional double bedrooms and a further family bathroom. The en- suite master bedroom also features a dressing room, adding an element of luxury to the living space.

## EXTERIOR

- The front and rear gardens of Greenfield View House will be fully landscaped, offering beautiful outdoor spaces to enjoy.

- For those with multiple vehicles, the property offers ample parking at the front and an EV charging point, ensuring convenience for all residents and guests.

- An external home office has been created measuring 18.2 x 8.4ft allowing those who are required to work from home, a private quiet space, separate from the property. Ideal for those running their own business or for anyone with young children at home.

## MEASUREMENTS & SQUARE FOOTAGE

This remarkable property offers a generous total square footage of 1905 sq. ft., providing ample space for comfortable living.

### GROUND FLOOR

Entrance hallway and under stairs storage

Bedroom 3 - 14.7 x 8.85ft

Bedroom 4 - 14.7 x 8.85ft

Family bathroom

Home Office/Study - 10.8 x 8.2ft

Open plan - Kitchen/diner/lounge - 33.8 x 14.7ft

Utility - 14.6 x 10.7

### FIRST FLOOR

Landing

Bedroom 2 - 15.0 x 8.85ft Family bathroom

Master bedroom - 15.0 x 11.4 Dressing room -

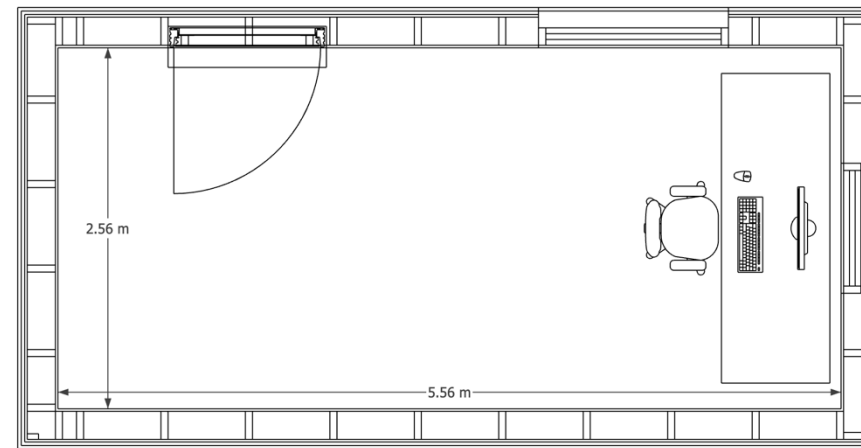
6.0 x 9.01 En-suite - 9.1 x 7.9ft

### EXTERNAL

Garden room/external home office - 18.2 x 8.4 ft







**GARDEN ROOM**

To view this property please contact Connells on

**T 01256 464566**

**E [basingsstoke@connells.co.uk](mailto:basingsstoke@connells.co.uk)**

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**EPC Rating: Awaited**

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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