



## GREEN PASTURES

Sherborne St. John, Basingstoke, Hampshire, RG24 9LH

TO LET

£3,500 Per Month

BCM

# Green Pastures

Sherborne St. John, Basingstoke, Hampshire, RG24 9LH

Basingstoke 3 miles | Newbury 14 miles | Reading 15 miles | London Waterloo from Basingstoke Station 52 minutes | Mileages and times approximate

**A spacious and bright 4 bedroom, detached property presented in excellent condition throughout**

## THE PROPERTY

Green Pastures is a generous property which has been recently constructed and is in very good condition throughout. The spacious accommodation is ideal for a family home and includes a welcoming entrance hall with wooden floors, triple aspect sitting and dining room with double doors opening onto the terrace. The kitchen and breakfast room features a good range of units, granite work tops, Aga, fridge and dishwasher. Utility and boot room opening out into the double carport. There is a snug with woodburner, study and finally bedroom 4 with en suite shower on the ground floor. Upstairs the large landing with full height vaulted ceiling has doors onto a balcony with stunning views. The main bedroom also has a vaulted ceiling and en suite bathroom. Two further double bedrooms, a family bath and shower room and study.

The detached house sits within attractive gardens and grounds, laid to lawn with well stocked borders and a delightful terrace with pergola, ideal for outdoor entertaining. As well as private off road parking, the house is surrounded by countryside and affords wonderful views.

## ADDITIONAL INFORMATION

Services:  
Gas central heating

Mains electricity, water and drainage  
Gardener and external window cleaner included  
Mobile phone coverage good (according to Ofcom)  
Superfast Broadband available (according to Openreach)

EPC:  
C79

Local authority:  
Basingstoke and Deane Borough Council, band F

Pets:  
Well behaved pet considered- rent will vary

Deposit:  
Holding Deposit £807  
Total security deposit £4,038

Directions:  
From Basingstoke take the A340 out of the town. Proceed into Sherborne St. John and after a sharp left bend, turn left into Monk Sherborne Road. Take the first right into Weybrook Crescent and proceed straight. You will see the double gate into the farm straight ahead

What3words  
///insulated.restored.missions



GROUND FLOOR  
1679 sq.ft. (156.0 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## WINCHESTER

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester SO21 3NZ

T 01962 763 900 E info@bcm.co.uk

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805 E iow@bcm.co.uk

## OXFORD

BCM, Sunrise Hill Yard, East Ilsley,  
Newbury RG20 7LY

T 01865 817 105 E oxford@bcm.co.uk



rural property specialists