



28 MANOR ROAD
Sherborne St. John, RG24 9JN

TO LET
£3,500 PCM



28 Manor Road

Sherborne St. John, RG24 9JN

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

A 5-bedroom detached family home, located in a peaceful location on the edge of Sheborne St. John, near Basingstoke.

THE PROPERTY

The spacious accommodation includes a welcoming entrance hall. Excellent reception space is provided on the ground floor with a triple aspect sitting room, a wood burner and double doors opening onto the garden. The large kitchen/dining/living room features a wide range of units, marble work tops, and includes dishwasher, washing machine, fridge freezer and Range Master cooker. There are single and double doors that lead from all around the sitting room area to the garden. There is a study with wood burner off the entrance hallway, a W.C and a double bedroom with garden views.

The main staircase from the entrance hallway leads to a bright landing with plenty of storage space. There is a single bedroom with garden views, and a further 2 double bedrooms with built in storage cupboards and garden views. There is an open hallway/study area with ample storage space leading to the main family bathroom fitted with bath and walk in shower/wet room and a further bathroom with walk in shower. At the end of the hallway is the dual aspect master bedroom with a floor length window over looking the garden. A second staircase leads from the hallway down to the kitchen/diner/sitting room.

The house has a generous driveway to the front, which offers plenty of parking space, mature hedging and a log store. Double gates to the side of the property lead to a further log store, a large garage and the garden. The garden is laid to lawn with well stocked borders and a large, delightful patio terrace with pergola.

ADDITIONAL INFORMATION

Services:

Gas central heating
Mains electricity, water and drainage
Mobile phone coverage good (according to Ofcom)
Ultrafast Full Fibre Broadband available (according to Openreach)
7kW fast car charger

EPC:

D68

Local authority:

Basingstoke and Deane Borough Council, band G

Pets:

Well behaved pet considered- rent will vary

Deposit:

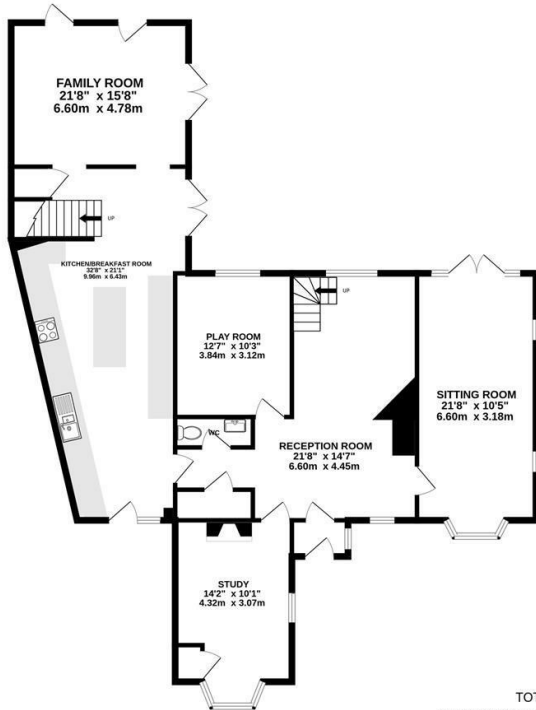
Holding Deposit £807
Total security deposit £4,038

Directions:

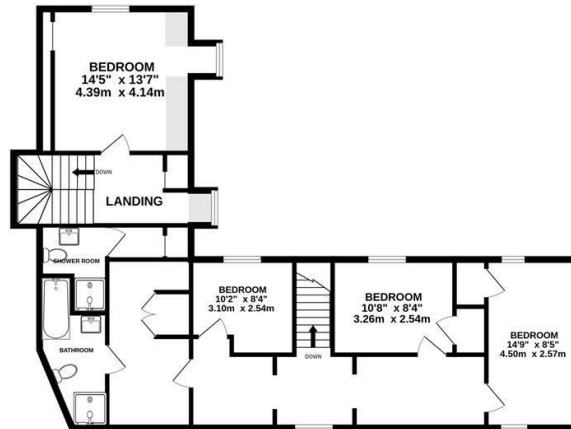
From Basingstoke take the A340 out of the town. Proceed into Sherborne St. John and turn right onto Elm Road. After almost half a mile, take a left onto Manor Road. The house will be on the left.



GROUND FLOOR
1865 sq.ft. (173.3 sq.m.) approx.



1ST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 3031 sq.ft. (281.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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