



Vyne Road, Sherborne St. John, Basingstoke, RG24 9HX

£499,950 - Freehold



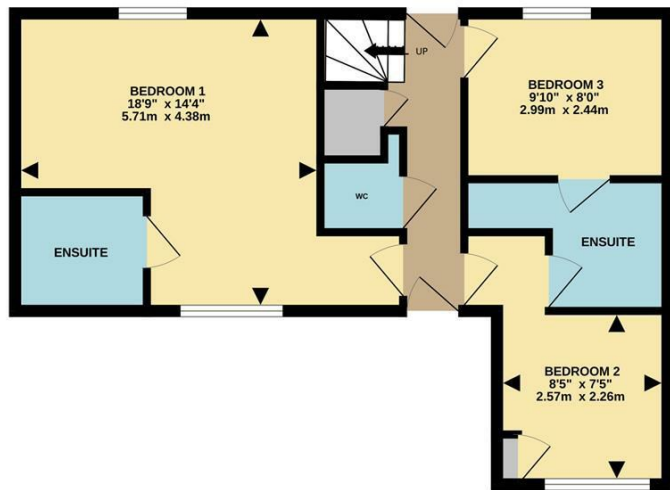
This much anticipated development at Kestrel Court, Sherborne St John. A sumptuously converted barn and stable block dating back to 1847. Much of the original character of the building has been retained with exposed timbers and subtle nooks and crannies incorporating modern day living. Entrance halls, where applicable, enjoy black and white feature tiled floors, master bedroom with en suite, further bedroom, both enjoying high quality wool carpets, well appointed bathroom with demisting mirror, oak grain finished vanity lights and shaver point. There is a spacious open plan lounge / kitchen with commercial grade oak laminated to living areas. The kitchen enjoys high quality fittings, Bosch gas hob, oven and fridge/freezer, Lamona washer/dryer and Quartz work tops. There is double glazing, fully insulated, gas radiator heating and LED lighting throughout.

Key Points and Features

- Three Bedrooms
- One Reception Room
- Kitchen
- Mid Terrace
- Entrance Hall
- Quality Fittings
- Two Bathrooms
- Parking
- Garden



GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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			
(69-80) C		78	83
(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	

Location

Kestrel Court is located in a beautiful location on the edge of the highly sort after quintessential village of Sherborne St John. These homes are wonderfully placed for walking in the Hampshire countryside within sight of Morgaston Woods, The Vyne which is a National Trust treasure, if you fancy a drink and meal, there is the thatched Swan Pub which is a Chef and Brewer. The village enjoys it's own well stocked local shop, village hall, playing fields and pavilion, C of E Church and primary school, in all a thriving and vibrant community. Main line railway to London Waterloo in 45 mins, A33, M3 and A339 are all close at hand.

Tenure

Freehold
The court yard/parking/refuse/cycle store area will be owned by a management company and each unit owner will have 1/8 of the company. Structural warranty company is ICW. (International Construction Warranties)

Local Authority

Basingstoke & Deane Borough Council

Council Tax

To be assessed

Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.