



Cranesfield, Sherborne St. John, Basingstoke, RG24 9LN

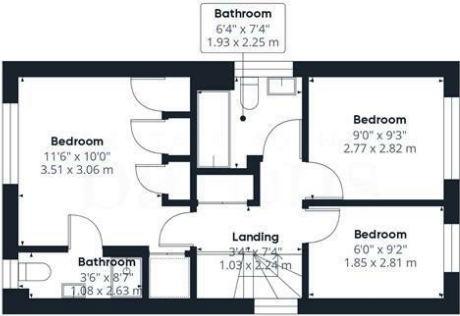
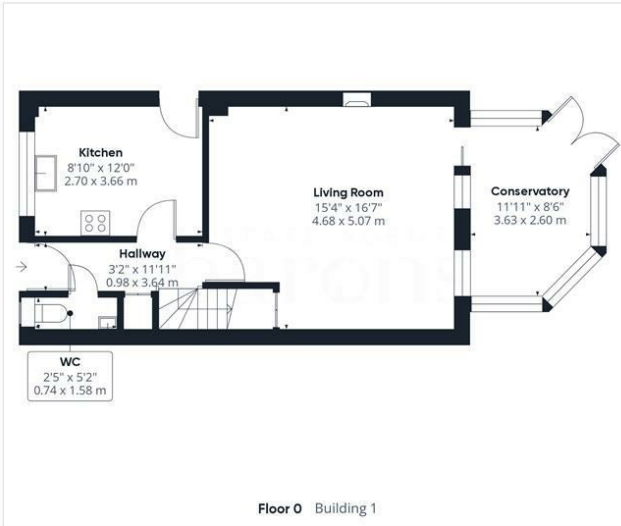
£425,000 - Freehold



Barons Estate Agents are delighted to offer to the market WITH NO ONWARD CHAIN, 3 bedroom detached family home situated in the highly sought after village of Sherborne St John. The ground floor benefits from an entrance hall, cloakroom, kitchen, lounge/dining room and conservatory. The accommodation to the first floor comprises of a master bedroom with en suite, 2 further bedrooms and a family bathroom. To the rear the property offers a private enclosed garden and garage. With the additional benefits of gas central heating and double glazing, driveway parking for one car to the front plus another additional allocated parking space. An early viewing of this excellent property is advised by the vendor's sole agents.

Key Points and Features

- NO ONWARD CHAIN
 - Kitchen
 - Family Bathroom & En Suite
- Detached
 - Lounge/Dining Room
 - 2 Allocated Parking Spaces & Garage
- 3 Bedrooms
 - Conservatory
 - Close to Amenities



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Approximate total area⁽¹⁾
1063.91 ft²
98.84 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Cranesfield is situated in the highly sought after village of Sherborne St John, which gives village living but with all the benefits of Basingstoke and it's facilities within a short drive. Travel routes include Basingstoke mainline access to London Waterloo in 45 minutes, M3 to London and south coast along with A33 to Reading and A339 to Newbury. The village offers infant and junior schooling as well as a village shop, a Village hall with many community activities for all ages, a thriving Social Club and Recreation ground. A regular, local bus service, serving routes to/from Basingstoke and Bournemouth stops a 5 minutes walk away. The Wyne National Trust house and gardens, The Swan pub and restaurant along with many countryside walks.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band E

Viewing Arrangements

Viewings of this property are strictly via Barons Estate Agents.

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.