



Vidlers Farm, Sherborne St. John, Basingstoke, RG24 9LS

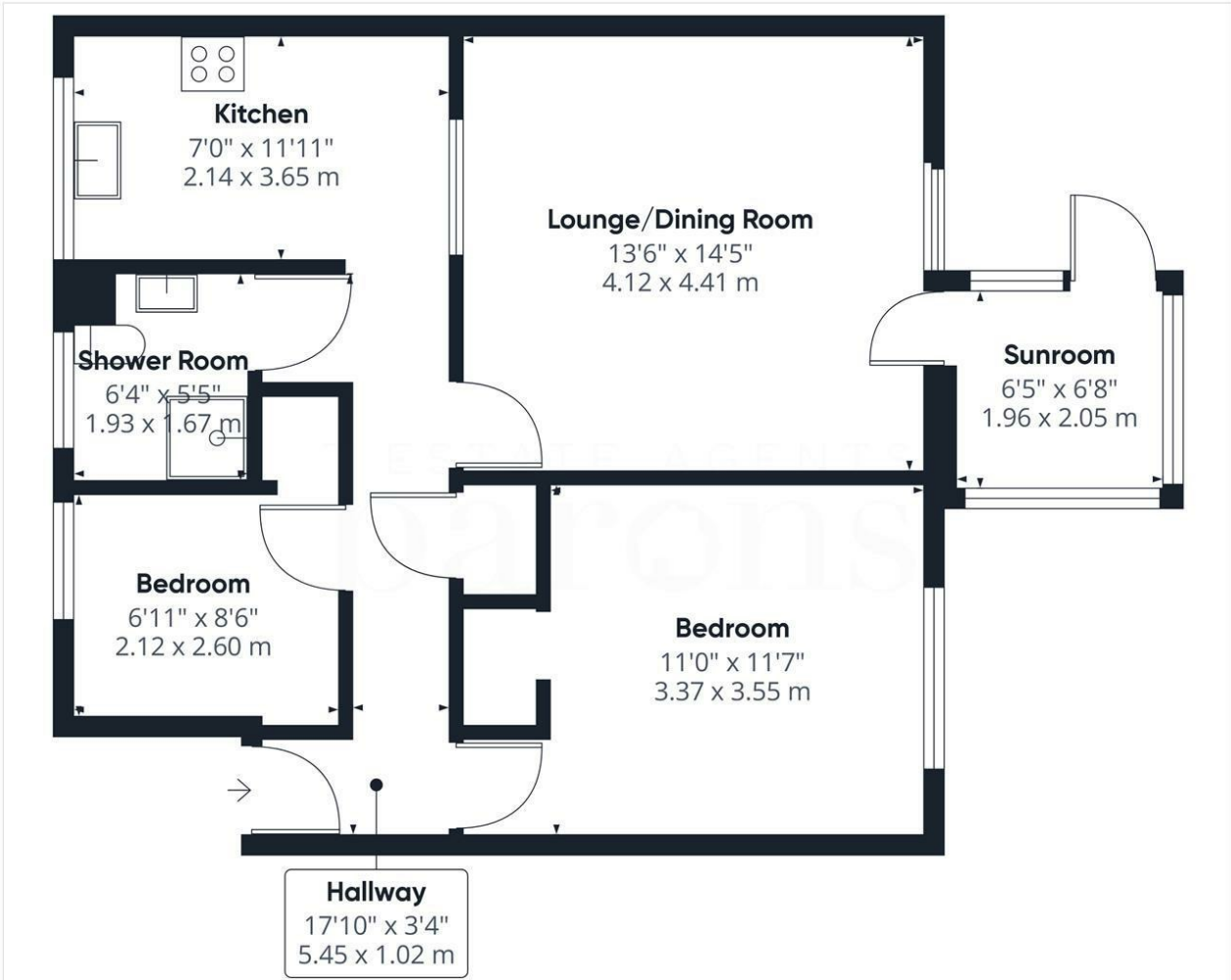
£220,000 Guide price - Leasehold



Barons Estate Agents are pleased to present this charming two bedroom ground floor apartment, located in the highly sought-after village of Sherborne St. John. Upon entering the property, you are greeted by a hallway that provides access to all the main rooms. Straight ahead, you'll find the larger of the two bedrooms, which offers plenty of space for a large double bed and wardrobes, along with views over the rear garden and the surrounding fields beyond. The spacious living room, positioned at the rear, comfortably accommodates both a dining table and sofas. This then leads into the sunroom, which provides direct access to the garden. The kitchen has been tastefully refitted to a high standard, featuring a breakfast bar, quality units, modern appliances, and excellent storage options. The shower room is equally impressive, with stylish fittings and high-quality flooring. The second bedroom, located at the front of the property, completes the accommodation and features a built-in wardrobe. Outside, you'll find a private, fully-paved rear garden with a sunny aspect. Additionally, there is a private storage cupboard in the communal hallway, easily accessible from the main entrance. The property also benefits from heating, double glazing, and NO ONWARD CHAIN. An early viewing would be strongly advised by the vendor's sole agent.

Key Points and Features

- Ground Floor Apartment
- Modern Shower Room
- Sun Room
- Village Location
- Refitted Kitchen
- Enclosed Rear Garden
- Two Bedrooms
- Lounge/Dining Room
- NO ONWARD CHAIN



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Approximate total area⁽¹⁾

658.1 ft²
61.14 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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

Vidlers Farm is situated in the heart of the 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, recently opened village shop, The Vyne National Trust house and gardens, The Swan pub and restaurant along with many countryside walks.

Tenure

Leasehold - Approx. 89 Years Remaining
Ground Rent - £10 per annum.
Service Charge - £50 PCM

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band B

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.