



West End, Basingstoke, Hampshire, RG24 9LE

Guide Price £550,000

Proudly presented by Loddon Properties, West End enjoys a delightful setting in the highly desirable village of Sherborne St John, positioned centrally within a generous plot and within easy walking distance of local amenities, as well as numerous public footpaths and countryside walks.

This spacious home, extending to approximately 1,527 sq. ft., offers flexible and well-balanced accommodation and has been lovingly occupied by the current owners since 2011. The ground floor features three reception rooms and two double bedrooms. The generous living room benefits from a charming log burner, while the well-appointed farmhouse-style

kitchen/breakfast room comes complete with integrated appliances. Further accommodation includes a large dining room, a study area, and a modern walk-in shower room. On the first floor, there are two additional double bedrooms, along with a beautifully fitted contemporary family bathroom.

The property is approached via two double five-bar gates, opening onto a brick-paved driveway that provides ample parking for multiple vehicles, along with a double-door carport. The front garden is attractively planted with a variety of shrubs, flowers, and trees. To the rear, the landscaped garden is fully enclosed and enjoys open views across adjoining fields. A greenhouse with power and lighting sits to one side, ideal for those with an interest in gardening, while a spacious patio area provides the perfect setting for al fresco dining and entertaining, with direct access to the dining room.

Situated in the sought-after village of Sherborne St John, the property is conveniently located for local amenities including a village shop, church, public house, village hall, and the highly regarded Priory Primary School. The nearby town of Basingstoke offers a comprehensive range of shopping, leisure, and recreational facilities, along with excellent transport links to London, with trains to London Waterloo in approximately 42 minutes. Call now to book your personal viewing appointment- Tenure: Freehold. Council Tax Band: D. EPC Rating: D.

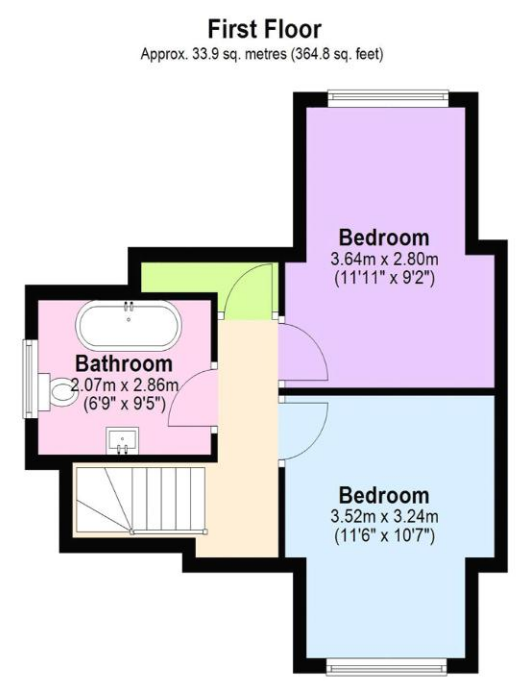
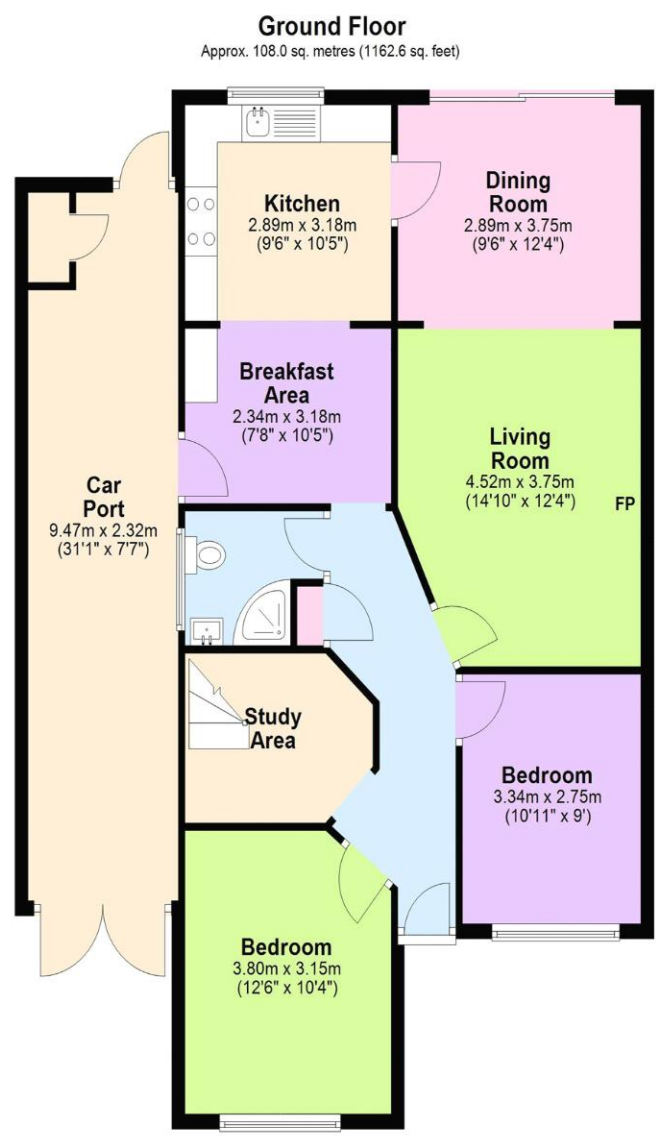




- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- SHOWER/CLOAKROOM
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- CARPORT & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- CLOSE TO HIGHLY REGARDED INFANT/JUNIOR SCHOOL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 141.9 sq. metres (1527.4 sq. feet)

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Plan produced using PlanUp.



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