



sansome
& george

3 Aldermaston Road, Sherborne St. John

£325,000

Sansome & George – This charming two-bedroom cottage is offered to the market with no onward chain and is situated in a desirable village, providing a wonderful opportunity for both first-time buyers and those looking to downsize. The property is well presented, featuring a light and airy living space that seamlessly connects to a modern kitchen, ideal for everyday living and entertaining. The well-appointed bathroom includes a shower over the bath, combining comfort and practicality. Both bedrooms are generously sized and thoughtfully designed to maximise space and natural light.

The cottage benefits from a useful outbuilding, offering versatile space for storage, a workshop or even a home office. There is also convenient vehicle parking available in a layby to the front of the property. Ideally positioned for enjoying village life, the property is just a short walk from the well-stocked local shop and benefits from a village pub, while numerous countryside walks can be enjoyed right from the doorstep.

With an EPC rating of C (69), the home offers an efficient and comfortable environment, and Council Tax Band C applies. Blending character features with modern touches, this delightful cottage provides a welcoming home in a sought-after village setting. Viewings are highly recommended to appreciate all that this charming property has to offer.

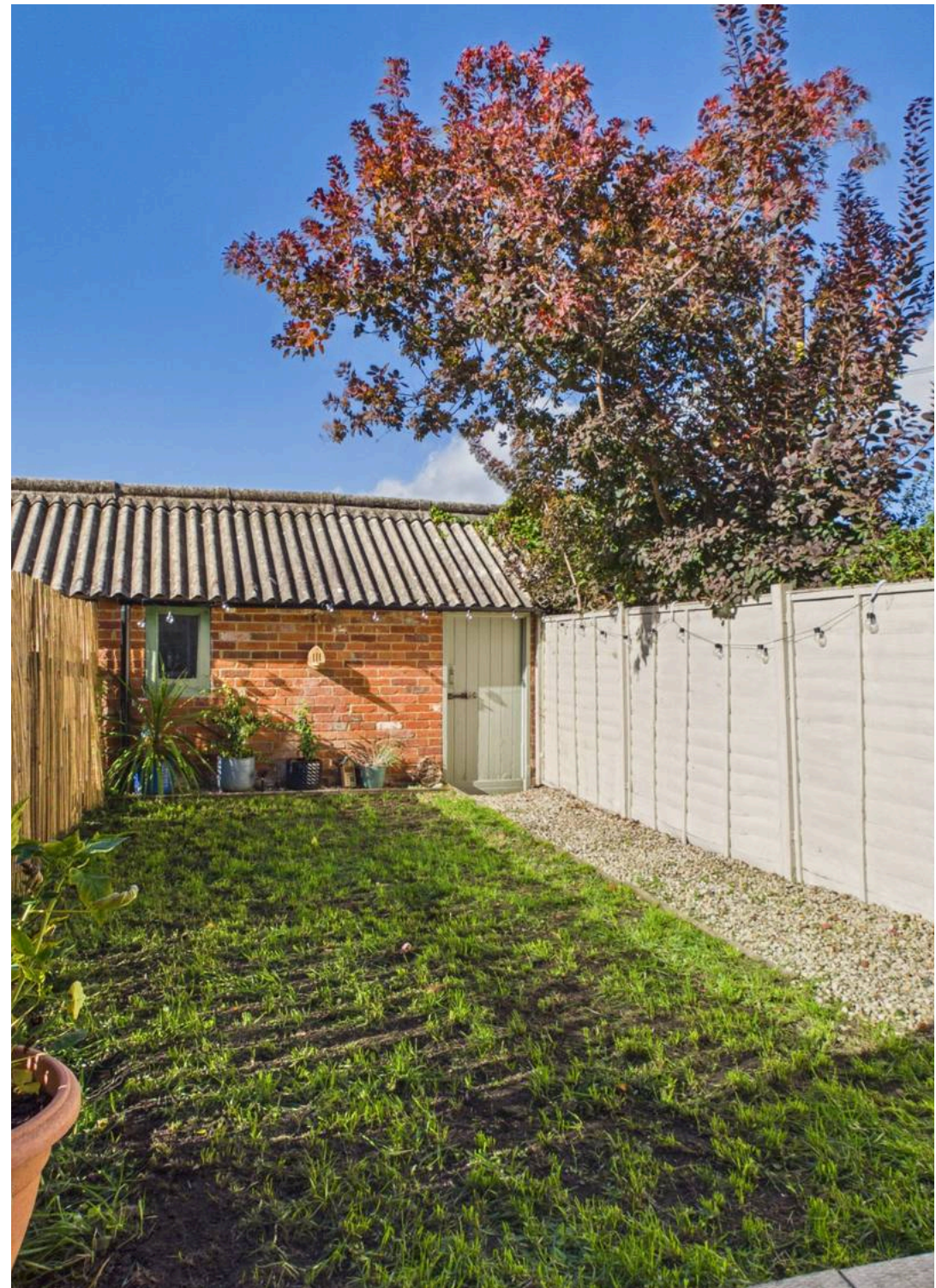
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







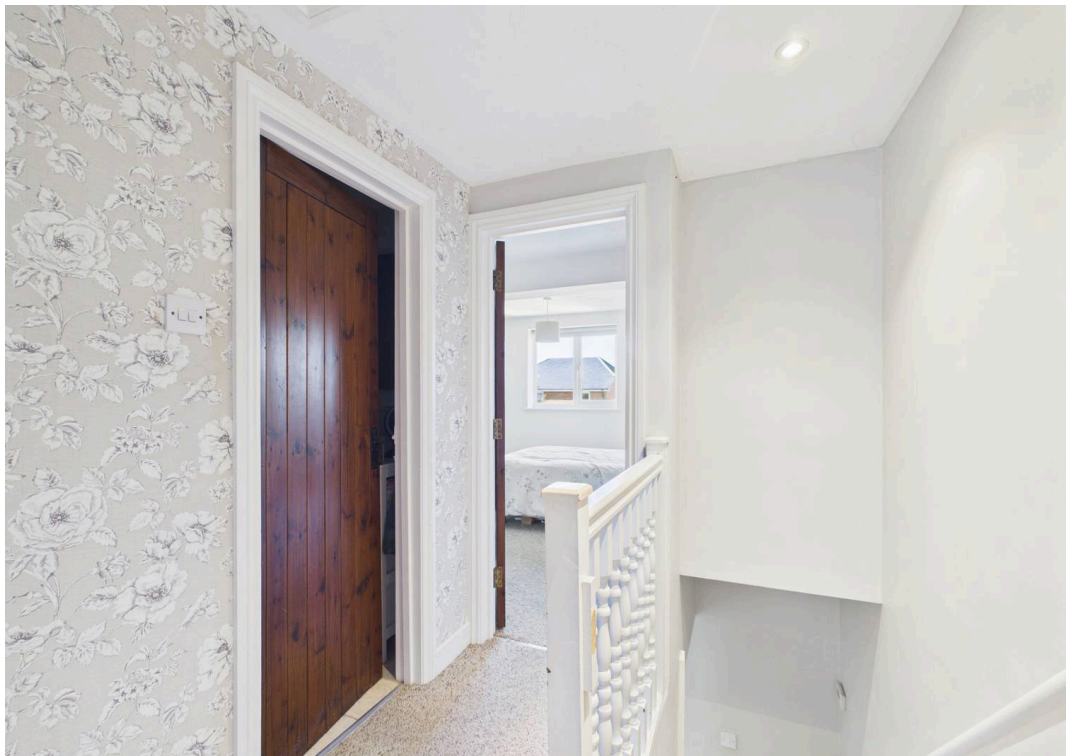
3 Aldermaston Road

Sherborne St. John, Basingstoke

- Charming 2 Bedroom Cottage
- No Onward Chain
- Village location
- Outbuilding
- Garden
- EPC: C (69)
- Council tax band: C
- Viewings highly recommended



**sansome
& george**





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
834 ft²
Reduced headroom
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Sansome & George Basingstoke Office

41-43 Winchester Street, Basingstoke – RG21 7EF

01256
807 111

• basingstoke@sansomeandgeorge.co.uk • www.sansomeandgeorge.co.uk/