



11 Kiln Road, Sherborne St. John, Basingstoke, RG24 9HS

£675,000 Guide price - Freehold



A superbly presented and highly versatile four/five-bedroom detached family home, situated in the highly sought-after village of Sherborne St John. Offering spacious and flexible accommodation throughout, the property combines modern open-plan living with character features, excellent entertaining space, and outstanding countryside views to both the front and rear. The ground floor begins with a large entrance reception hall, leading into a stunning open plan living/dining/kitchen area, complete with log burner, vaulted ceiling, and skylights, creating a bright and impressive central family space with ample room for dining and entertaining. Additional ground floor accommodation includes a separate reception room which can be used as a fifth bedroom, study or playroom, a boot room, downstairs WC, and a separate utility room. The property also benefits from an integral garage, offering excellent potential for conversion (subject to consents). To the first floor, there are four well-proportioned double bedrooms, accessed via a large landing, including a principal bedroom with en-suite, alongside a modern family bathroom. The home enjoys wonderful outlooks from both aspects, with open views over surrounding countryside. Externally, the property features ample driveway parking for the front for several vehicles, while to the side is a generous patio area ideal for alfresco dining and outdoor entertaining. The rear enjoys particularly impressive uninterrupted views over open farmland, providing a peaceful and private setting.



Key Points and Features

- Four double bedroom detached family home
- Study/ additional bedroom
- Master with en-suite, plus family bathroom
- Open-plan living
- Boot room, utility room, and downstairs bathroom
- Countryside views to rear of the property
- Vaulted ceiling with skylights
- Integral garage
- Generous driveway parking



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

Sherborne St John is a highly desirable village location offering a semi-rural lifestyle while remaining conveniently close to Basingstoke town centre. The property is approximately 3 miles from Basingstoke town centre and around 3–3.5 miles from Festival Place, which provides an extensive range of shops, restaurants, cafés, and leisure facilities.

For commuters, Basingstoke Railway Station is approximately 3.5–4 miles away, offering direct services to London Waterloo in around 45 minutes. The M3 motorway is also within easy reach at approximately 3 miles, providing excellent road links to London, the South Coast, and surrounding areas.

Well-regarded local schooling includes Sherborne St John Church of England Primary School within the village (approximately 0.5 miles), along with secondary and further education options in Basingstoke such as Queen Mary's College and Basingstoke College of Technology, both approximately 3–4 miles away.

Tenure

Freehold

Local Authority

Basingstoke & Deane Borough Council

Council Tax

Band D

Viewing Arrangements

Strictly by appointment with 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.