



Herriard Green, Herriard, Basingstoke, RG25 2FD

£1,800,000 - Freehold

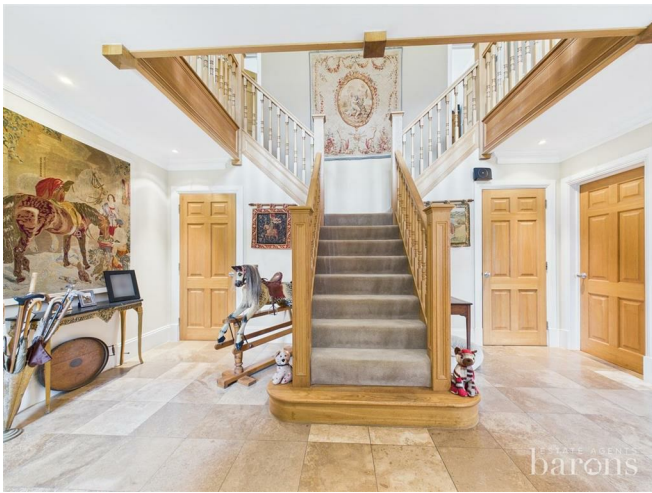




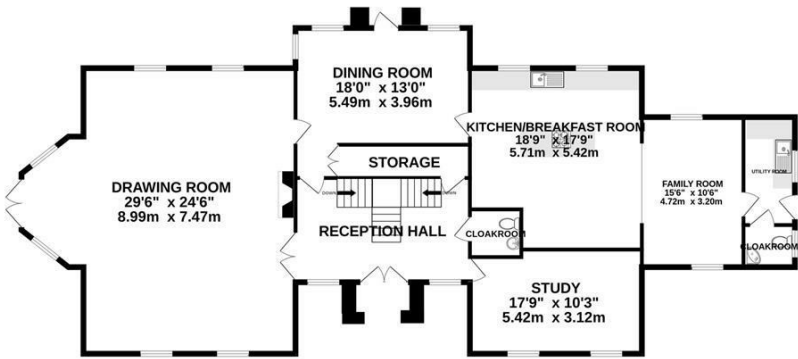
Barons Estate Agents are delighted to bring to the market this Manorial style family home brimming with style and elegance on small development of 3 properties known as Priory Meadow. The extensive accommodation begins on the first floor boasting a stunning galleried landing, 5 bedrooms and 5 bathrooms, 4 of which are en suite. The ground floor is approached from twin doors opening to a grand hall servicing all rooms and a magnificent sweeping central stair case. There is a magnificent triple aspect drawing room, dining room, study, kitchen/breakfast room, family room, utility room and 2 cloakrooms . Outside there are electric gates opening to the driveway leading to the house, triple garage and ample parking. There are formal gardens to all sides with views over the village cricket ground and pavilion and access to a paddock with stable and field/shelter.

### Key Points and Features

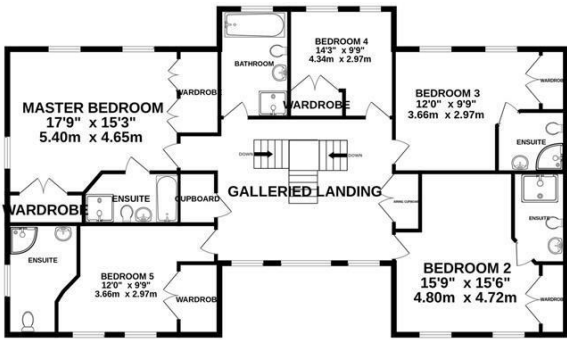
- 5 Bedrooms
- 5 Bathrooms
- 5 Reception Rooms
- Utility Room
- 2 Cloakrooms
- Gardens
- Triple Garage
- Paddock
- Stable



GROUND FLOOR  
1950 sq.ft. (181.2 sq.m.) approx.



1ST FLOOR  
1645 sq.ft. (152.8 sq.m.) approx.



TOTAL FLOOR AREA : 3595 sq.ft. (334.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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| 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                             | 73                      | 75        |
|   | EU Directive 2002/91/EC |           |

### Location

Priory Meadow is tucked away in the idyllic North Hampshire countryside between Alton and Basingstoke in the village of Herriard. The towns of Basingstoke and Alton are within easy reach offering a wide range of shops, along with arterial roads to London, west coast and south coast via the M3 and M4. Rail links from Basingstoke to London Waterloo are 45 minutes and the historic City of Winchester in 15 minutes. There are many local public houses along with golf courses and beautiful country walks.

### Tenure

Freehold

### Local Authority

### Council Tax

Band G

### 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.