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**£ 350000**

2 Bed Maisonette, Plot 4, Kestrel Court, Sherborne St. John

This much anticipated development at Kestrel Court, Sherborne St John. A sumptuously converted barn and stable block dating back to 1847. Much of the original character of the building has been retained with exposed timbers and subtle nooks and crannies incorporating modern day living. Entrance halls, where applicable, enjoy black and white feature tiled floors, master bedroom and further bedroom, both enjoying high quality wool carpets, well appointed bathroom with demisting mirror, oak grain finished vanity lights and shaver point. There is a spacious open plan lounge / kitchen with commercial grade oak laminated to living areas. The kitchen enjoys high quality fittings, Bosch gas hob, oven and fridge/freezer, Lamona washer/dryer and Quartz work tops. There is double glazing, fully insulated, gas radiator heating and LED lighting throughout.

## Location

Kestrel Court is located in a beautiful location on the edge of the highly sort after quintessential village of Sherborne St John. These homes are wonderfully placed for walking in the Hampshire countryside within sight of Morgaston Woods, The Vyne which is a National Trust treasure, if you fancy a drink and meal, there is the thatched Swan Pub which is a Chef and Brewer. The village enjoys it`s own well stocked local shop, village hall, playing fields and pavilion, C of E Church and primary school, in all a thriving and vibrant community. Main line railway to London Waterloo in 45 mins, A33, M3 and A339 are all close at hand.

## Tenure

New 999 year lease. with 1/4 share of built apartment block, the court yard/parking/refuse/cycle store area will be owned by a management company and each unit owner will have 1/8 of the company. Structural warranty company is ICW. (International Construction Warranties)

## Council Tax

To be assessed

## 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.

### 🏠 KEY POINTS & FEATURES

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🏠 1ST FLOOR

🏠 Bedroom 2

🏠 Kitchen

🏠 Master Bedroom

🏠 Entrance Hall

🏠 Quality Fittings

🏠 Bathroom

🏠 Parking

🏠 Share of Freehold



