



£ 795000

4 Bed House - Detached, Vyne Meadow, Sherborne St. John, Basingstoke

Barons Estate Agents are proud to bring to the market this well presented executive home. The accommodation to the first floor comprises of a master bedroom with en suite shower, 3 further bedrooms and family bathroom. The ground floor benefits from an entrance hall, cloakroom, study, lounge and kitchen dining room. To the front of the property there is a lawned area, driveway parking and a double garage. To the rear of the property there is a patio area and a large corner plot to the right of the property with flower and shrub beds with open views. Viewing of this fine property is unquestionably recommended by the owners agents. No Onward Chain.

## Location

Vyne Meadow is situated on the edge of the village of Sherborne St John, which gives village living but with all the benefits of Basingstoke and it's facilities within a short drive. Travel routes include Basingstoke mainline access to London Waterloo in 45 minutes, M3 to London and south coast along with A33 to Reading and A339 to Newbury. The village offers infant and junior schooling, recently opened village shop, The Vyne National Trust house and gardens, The Swan pub and restaurant along with many countryside walks.

## Tenure

Freehold

## Council Tax

Band F

## 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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■ 4 Bedrooms

■ Lounge

■ Double Glazed

■ 2 bathrooms

■ Study

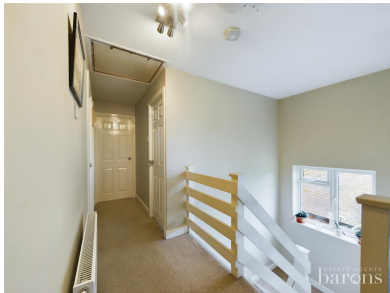
■ Double Garage

■ Entrance Hall

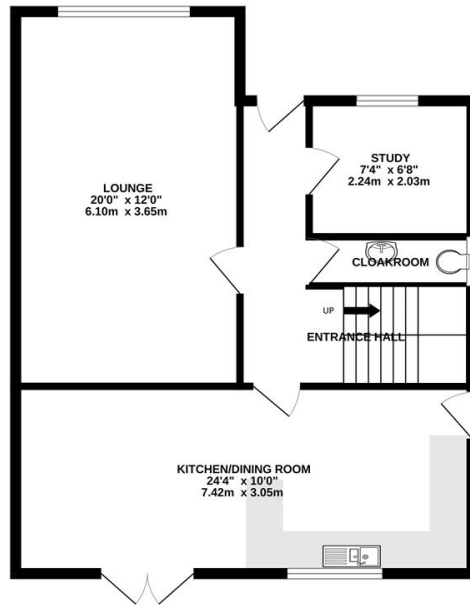
■ Re Fitted Kitchen/Dining Room

■ Large Garden

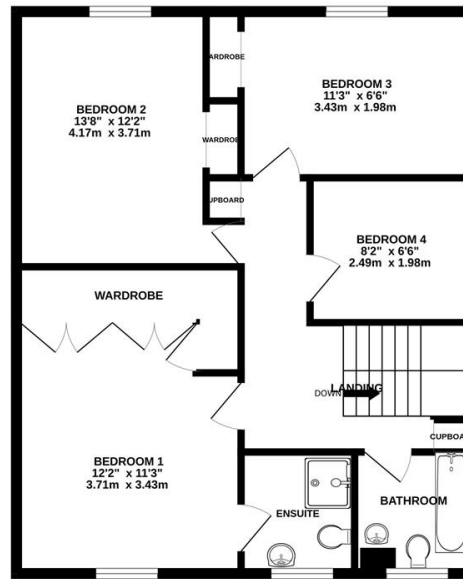




GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1400 sq.ft. (130.0 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	