



**£ 560000**

**3 Bed House, Tyfield, Sherborne St. John, Basingstoke**

Barons Estate Agents are pleased to bring to the market this versatile family home in need of some updating. The accommodation to the first floor offers 2 bedrooms and a family bathroom. The ground floor benefits from an entrance hall, lounge/dining room, study, kitchen, cloakroom and music room/bedroom 3. To the front of the property there is a lawned area enclosed with mature shrubs and driveway parking leading to the garage. The rear garden offers seclusion and enjoys a patio, lawn and mature shrub beds, shed and greenhouse. Viewing is recommended. No Onward Chain.

## Location

Tyfield is situated in the heart of the village of Sherborne St John, which gives village living but with all the benefits of Basingstoke and its 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, village hall and green, The Vyne National Trust house and gardens, The Swan pub and restaurant along with many countryside walks.

## Tenure

Freehold

## Council Tax

Band E

## 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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▀ 2 Bedrooms

▀ Study

▀ Music Room / Bed 3

▀ Bathroom

▀ Kitchen

▀ Garden

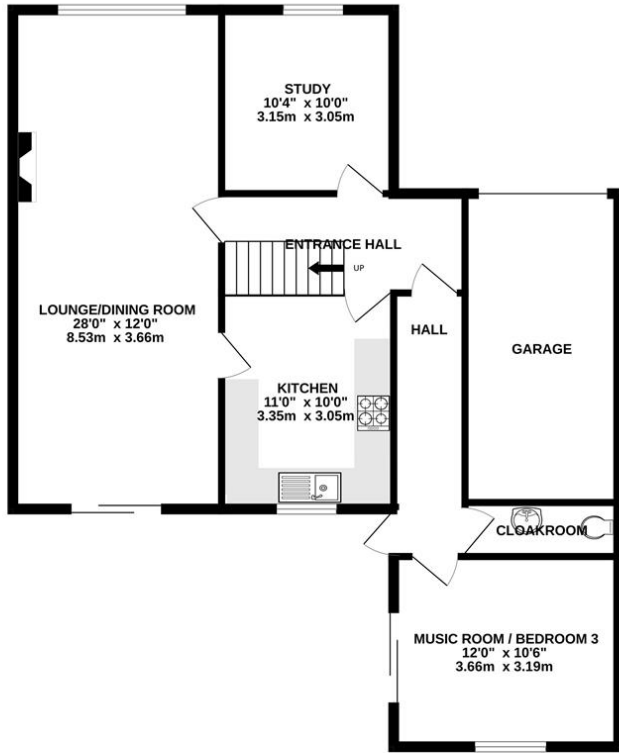
▀ Lounge / Dining Room

▀ Cloakroom

▀ Garage



GROUND FLOOR  
950 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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>		
(69-80) <b>C</b>	72	79
(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	