



£ 480000

3 Bed House - Mid Terrace, Monk Sherborne Road, Sherborne St. John, Basingstoke

Barons Estate Agents are delighted to offer to the market; this rarely available, purpose built, 3 bedroom Barn conversion style property in the highly sought after Monk Sherbourn. On the ground floor the property offers; an entrance hall, kitchen/breakfast room, lounge, dining room and wc. On the first floor there are 3 well proportioned bedrooms, en suite to the master bedroom and family bathroom. Further benefits include: a private enclosed rear garden, car port as well as an additional allocated parking space, gas central heating and double glazing. An early viewing is highly recommended by the owners sole agent.

## Location

Weybrook Court is situated on the edge of the village of Sherborn 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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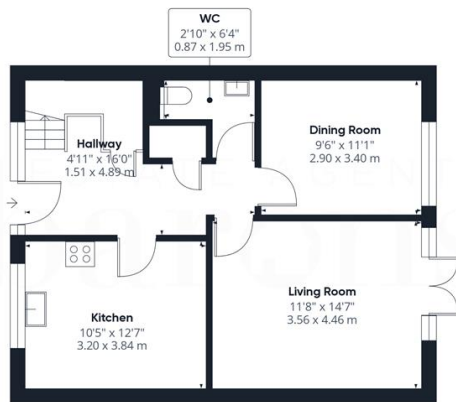
- |                                       |                         |                                      |
|---------------------------------------|-------------------------|--------------------------------------|
| 🏠 Purpose built barn conversion style | 🏠 Sought after location | 🏠 Kitchen/Breakfast Room             |
| 🏠 Lounge                              | 🏠 Dining Room           | 🏠 3 Bedrooms                         |
| 🏠 WC, En Suite and Family Bathroom    | 🏠 Rear Garden           | 🏠 Car Port & Allocated Parking Space |



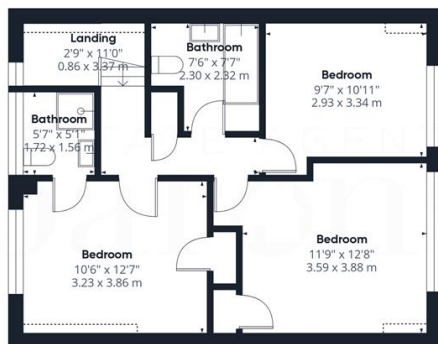








Floor 0



Floor 1

ESTATE AGENTS  
**barons**

**Approximate total area<sup>®</sup>**

1119.02 ft<sup>2</sup>  
103.96 m<sup>2</sup>

**Reduced headroom**

8.26 ft<sup>2</sup>  
0.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 