



£ 500000

4 Bed House - Detached, St. Anne Gardens, Sherborne Fields, Basingstoke

Barons Estate Agents are delighted to present this four bedroom detached property, built in 2015. The property has been lovingly cared for and is presented to the market with NO ONWARD CHAIN. The ground floor accommodation comprises of an entrance hallway, cloakroom, a spacious lounge and kitchen/dining room. Upstairs there are four bedrooms, a family bathroom and an ensuite. Externally, the property features driveway parking for two cars, a garage and an enclosed rear garden. Additional benefits include gas central heating and double glazing throughout. A viewing of this ideal family home would be strongly advised by the vendor's sole agent.

Location

Sherborne Fields is a modern development on the North of Basingstoke town and offers good access to local schools, shops, travel facilities and Basingstoke Hospital. Further amenities are on offer in Basingstoke Town Centre, which include Festival Place shopping centre, a mainline train line to London Waterloo (45 minute approximately), 10 screen cinema and a vast selection of bars & eateries. The A339 and M3 are easily accessible giving commuters access to Newbury, London and the South.

Tenure

Freehold

Estate Management Charge - £290 per annum

Council Tax

Band E

Extra Services

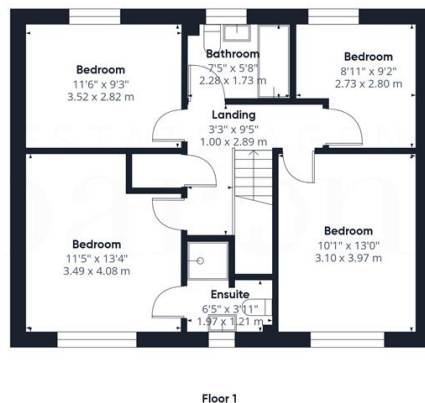
Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

buyer or seller uses the services of that company.

🏠 KEY POINTS & FEATURES

- | | | |
|-----------------------------|------------------------|-----------------------------|
| 🏠 Detached Family Home | 🏠 Four Bedrooms | 🏠 Family Bathroom & Ensuite |
| 🏠 Spacious Lounge | 🏠 Kitchen/Dining Room | 🏠 Cloakroom |
| 🏠 Garage & Driveway Parking | 🏠 Enclosed Rear Garden | 🏠 NO ONWARD CHAIN |





ESTATE AGENTS
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1225.46 ft²
113.85 m²

10.58 ft²
0.98 m²

(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.

GIRAFFE360



	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>84</p>	<p>93</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	