



11 Kiln Road, Sherborne St. John, Basingstoke, RG24 9HS
Guide Price £675,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Nestled in the charming village of Sherborne St. John, Basingstoke, this impressive four-bedroom detached house on Kiln Road offers a perfect blend of space, comfort, and picturesque views. Spanning an expansive 2,725 square feet, this property is deceptively large, providing ample room for both family living and entertaining.

As you enter, you are greeted by three well-appointed reception rooms, each offering a unique space for relaxation or social gatherings. The layout is thoughtfully designed to maximise natural light and create a warm, inviting atmosphere throughout the home. The property boasts three bathrooms, ensuring convenience for all residents and guests.

One of the standout features of this home is its stunning outlook, overlooking serene fields that enhance the tranquil setting. The large driveway provides parking for up to seven vehicles, making it ideal for families or those who enjoy hosting visitors. Additionally, the garage offers further storage or parking options.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are seeking a peaceful retreat or a spacious family home, this delightful residence in Sherborne St. John is sure to impress. Don't miss the opportunity to view this exceptional property and experience the lifestyle it has to offer.





Located just a few miles from Basingstoke, Sherborne St John is a sought-after Hampshire village offering a blend of rural charm and modern convenience.

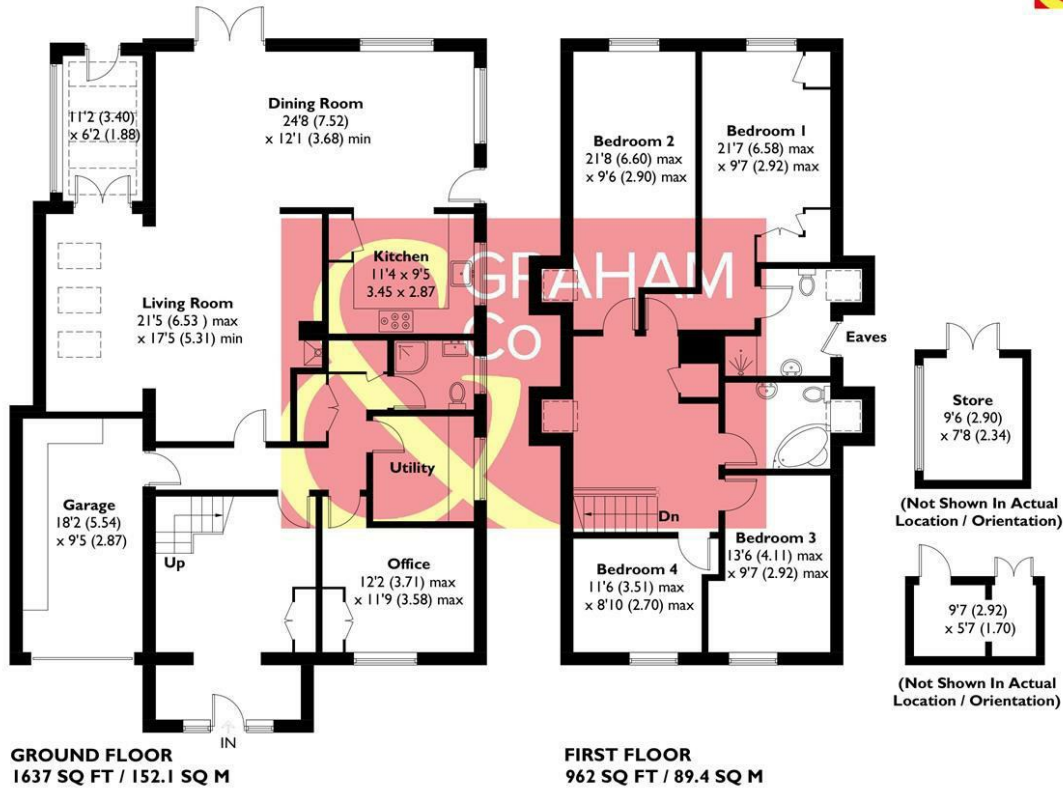
Centred around a traditional village green and pond, the area enjoys a strong community feel, with local amenities including a pub, primary school, and sports facilities. The surrounding countryside provides excellent opportunities for walking and outdoor leisure, while nearby The Vyne offers historic parkland to explore.

Ideal for commuters, the village benefits from easy access to the M3 and fast rail services from Basingstoke to London.





**APPROXIMATE GROSS INTERNAL AREA = 2599 SQ FT / 241.5 SQ M
(INCLUDING GARAGE)
OUTBUILDINGS = 126 SQ FT / 11.7 SQ M
TOTAL = 2725 SQ FT / 253.2 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1297527)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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