



5 VYNE MEADOW
Sherborne St John, Hampshire

5 VYNE MEADOW, SHERBORNE ST JOHN, BASINGSTOKE, HAMPSHIRE, RG24 9PZ

- Basingstoke 3 miles
- London Waterloo from 45 minutes

Reception hall • cloakroom • sitting room • dining room • study • cloakroom • kitchen/breakfast room • master bedroom with en-suite shower room • three further bedrooms • detached double garage • private garden • small paddock. EPC band D.

SITUATION

Vyne Meadow is a small residential close right on the edge of Sherborne St John, a popular village situated just to the North of Basingstoke. The village itself has a highly regarded Primary School, Church and Public House, whilst nearby Basingstoke offers a far more extensive range of leisure, recreational and educational facilities.

The location is excellent for commuting being within easy access of the M3 via Junction 6, and the mainline railway station in Basingstoke provides fast and frequent services to London Waterloo.

THE PROPERTY

5 Vyne Meadow enjoys a corner position at the end of this small close, right on the edge of the village and has lovely open views to the side and rear. The property offers well-presented four bedroom accommodation extending to about 1650 sq.ft and has a garden with a swimming pool which backs onto a small brook with fields beyond and, in addition, as a small paddock to the rear.

On the ground floor, the front door opens to the reception hall, with cloakroom off, from which the staircase rises to the first- floor landing. The dual aspect sitting room has a bow window overlooking the rear garden and double doors open to the adjoining dining room which has patio doors opening to the rear terrace. Double doors open from the dining room to the double-glazed conservatory which enjoys lovely views over both the garden and paddock to fields beyond, and with French doors to both side and rear gardens. The kitchen/breakfast room is accessed from both the dining room

A DETACHED FAMILY HOME SITUATED RIGHT ON THE EDGE OF THE VILLAGE WITH OPEN VIEWS, A LOVELY GARDEN BACKING ONTO A BROOK WITH A SWIMMING POOL AND A SMALL PADDOCK.





and the hall and has a comprehensive range of units. There is also a study.

On the first floor, there master bedroom has an en-suite shower room. There are three further bedrooms, two currently interlinked but easily sub-divided, and the family bathroom.

For further details, please refer to the floorplan.

OUTSIDE

To the front, the garden is open plan and laid to lawn. There is a driveway providing parking in front of the detached brick-built double garage.

The bulk of the garden lies to one side. This is fully enclosed and laid to lawn and gently slopes down to a brook at the bottom. It enjoys a high degree of privacy. There is a full width terrace adjoining the house with a swimming pool, and there is a further area of private garden to the rear. There is a shed which houses the pool pumping and heating equipment. Beyond the garden is a small paddock.

ADDITIONAL INFORMATION

Services: All mains services are connected. Gas central heating.

Tenure: Freehold

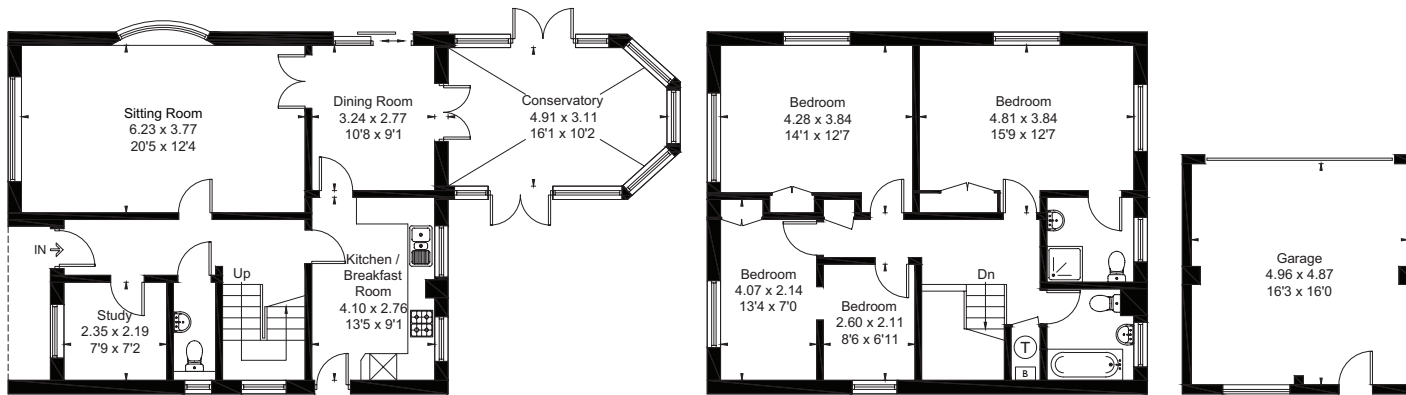
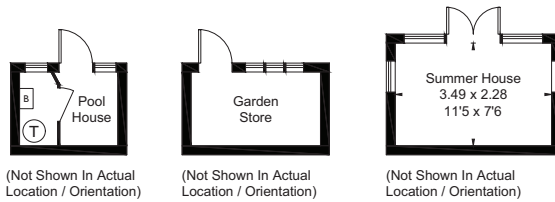
Local authority: Basingstoke and Deane Borough Council
Tel (01256) 844844

Viewing: Strictly by appointment through Randalls Residential on 01256 345635

Postcode: RG24 9PZ



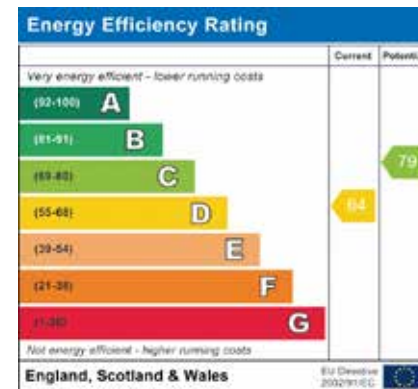
Approximate Area = 153.3 sq m / 1650 sq ft
 Outbuildings = 40.5 sq m / 436 sq ft (Including Garage)
 Total = 193.8 sq m / 2086 sq ft
 Including Limited Use Area (2.5 sq m / 27 sq ft)



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)
 Outbuildings



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