



LAURELS

Monk Sherborne, Hampshire

RANDALLS
RESIDENTIAL

LAURELS, MONK SHERBORNE, NR BASINGSTOKE, RG26 5HJ

- Basingstoke 4 miles
- Newbury 14 miles
- Reading 14 miles

Reception hall • drawing room • sitting room • dining room • kitchen • shower room • 4 bedrooms • bathroom • garden • large garage • EPC Band E.

SITUATION

Laurels is located in Monk Sherborne, a very sought after and quiet village located just to the north of Basingstoke. Within the village there is a church and a pub and it falls within the catchment area of the highly regarded Priory primary school located in a neighbouring village. Basingstoke offers a comprehensive range of leisure, recreational and education needs.

Commuting is excellent with Junction 6 of the M3 being within a short drive at Basingstoke, and with the mainline station in Basingstoke providing fast and frequent services to London Waterloo from 45 minutes.

THE PROPERTY

Dating from the 1920's Laurels is an attractive brick-built double-fronted detached family home, set back from the village lane. It offers scope to both modernise and remodel and has an adjoining garage with an unusually high ceiling.

On the ground floor, the front door opens to the entrance porch with a further door leading to the reception hall from which the staircase rises and turns to the first-floor landing. The triple aspect drawing room has a fireplace and there is also a dual aspect sitting room and a dining room. The kitchen overlooks the rear garden and has a door to the rear loggia. There is also a shower room.

On the first floor there are four bedrooms and the bathroom with an adjoining cloakroom.

For further details, please refer to the floorplan.

AN ATTRACTIVE DOUBLE-FRONTED DETACHED VILLAGE HOME WHICH REQUIRES SOME MODERNISATION, SITUATED IN THE HEART OF THIS FAVOURED VILLAGE.





OUTSIDE

The property is set back and screened from the lane and is approached over a tarmac driveway. This provides parking and leads to the attached garage which has an unusually high ceiling and double doors leading to the back garden.

The front garden is enclosed by a mature hedge and is laid primarily to lawn. To the rear, the garden enjoys a westerly orientation and is laid mainly to lawn and enclosed by hedging. The majority of this garden is not part of the freehold and has been held under licence from the adjoining property since 1978. We understand that a new licence may be granted to the new owners.

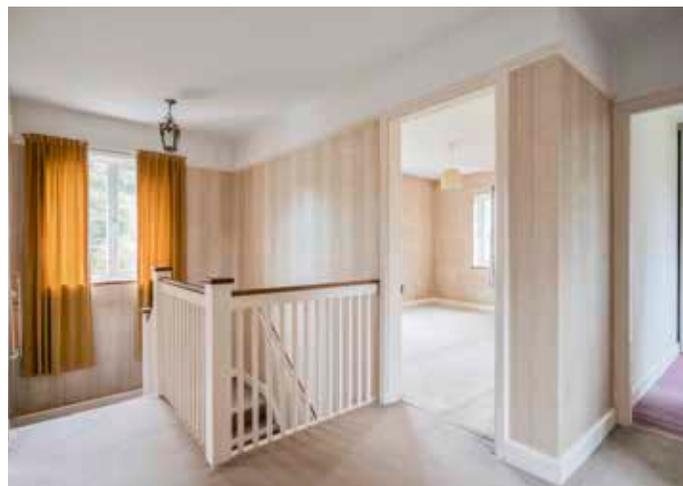
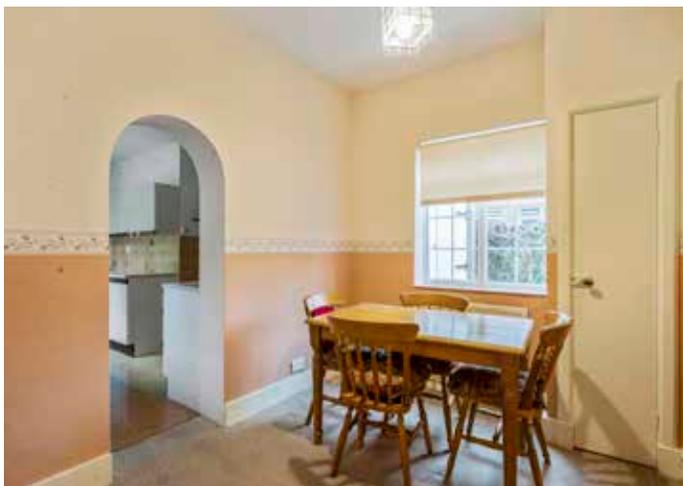
ADDITIONAL INFORMATION

Local authority: Basingstoke and Deane Borough Council

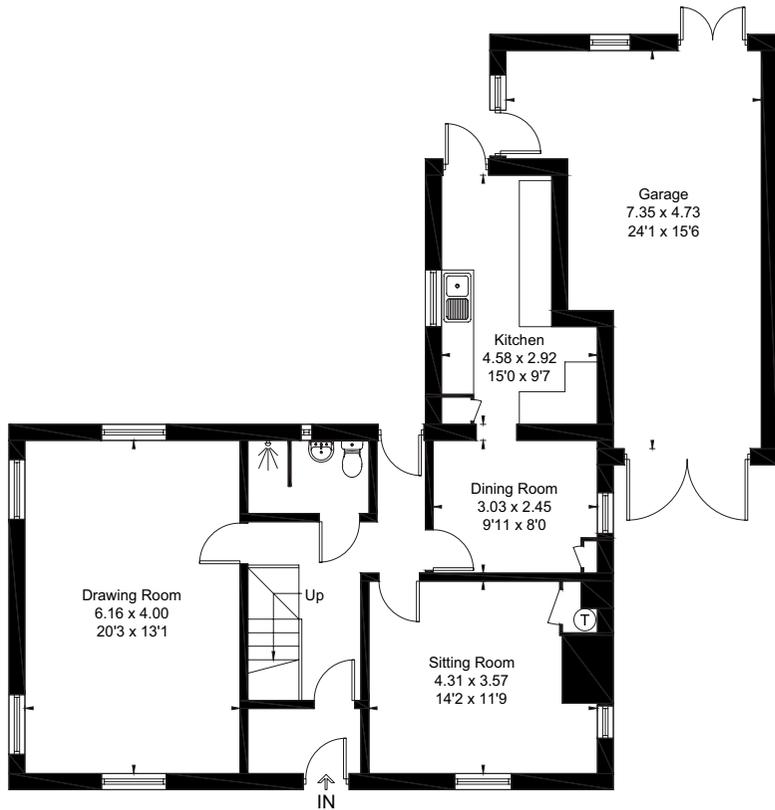
Services: All mains services are connected. Gas fired radiator central heating

Viewing: By prior appointment through Randalls Residential on 01256 345635

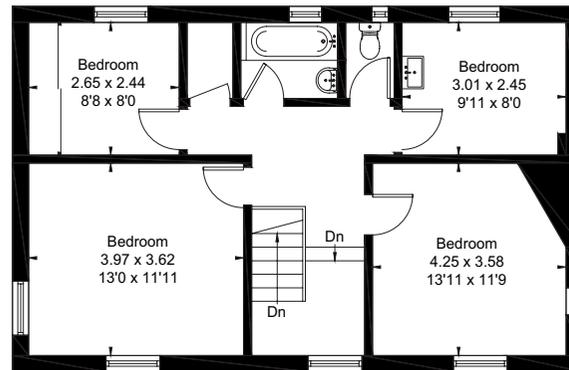
Directions to RG26 5HJ: From Basingstoke take the A339 signed to Kingsclere and Newbury. After about 1½ miles turn right signposted to Monk Sherborne, shortly after the Stone Masons. On entering the village turn left at the war memorial and Laurels will be found after a short distance on the left- hand side, just before the telephone exchange.



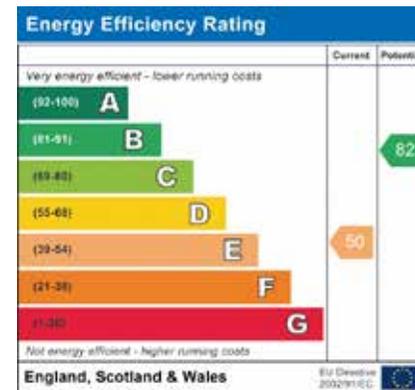
Approximate Area = 140.7 sq m / 1514 sq ft
 Garage = 27 sq m / 291 sq ft
 Total = 167.7 sq m / 1805 sq ft



Ground Floor



First Floor



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IMPORTANT INFORMATION

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