



MANOR ROAD,  
SHERBORNE ST JOHN

Carter Jonas



# 44 MANOR ROAD, SHERBORNE ST JOHN, RG24 9JN

**A NEW BUILD, FIVE BEDROOM DETACHED FAMILY HOME IN THE SOUGHT-AFTER VILLAGE OF SHERBORNE ST JOHN, OFFERED WITH NO ONWARD CHAIN.**

## KEY FEATURES

- o New build home
- o 10 year warranty
- o Village location
- o Five double bedrooms
- o Three bathrooms
- o Detached double garage
- o Garden
- o No onward chain



## SITUATION

Manor Road is a small residential road on the edge of Sherborne 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.

## DESCRIPTION

44 Manor Road is an impressive new build family home offering over 3000 square feet of accommodation and comes with a 10 year new build warranty.

Upon entering the home, you are greeted into the large entrance hall from which all the main rooms are accessed. To the front of the property is the formal sitting room with a lovely bay window overlooking the rear garden and centred around a fireplace with wood burning stove. The real heart of the home is the open plan kitchen/breakfast room with central breakfast island and bi-fold doors opening out to the rear patio and garden beyond. The kitchen is fully fitted with appliances and is large enough to have a large dining table or a more informal seating area. There is a second reception room to the rear of the property which would make for a wonderful play room or alternatively would make for a large home office. A cloakroom and utility room complete the downstairs accommodation.

Upstairs you will find five double bedrooms, two of which have ensuite bathrooms and the others are served by the well-appointed family bathroom.

The property has been built with care and thought and is finished to the highest of standards throughout.

## OUTSIDE

The property is approached via gates and opens out to the gravelled off-street parking for several cars. There is a detached double garage with room above, which could be utilised as a games room for older children or as overflow accommodation for when guests come to stay. Situated on a corner plot, the gardens wrap around the property and offer complete privacy. There is a large patio area providing seating and the remainder of the garden is laid to lawn.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Air source heat pump
- Council tax band: TBC
- Energy efficiency rating: C
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**GUIDE PRICE** £1,200,000 subject to contract

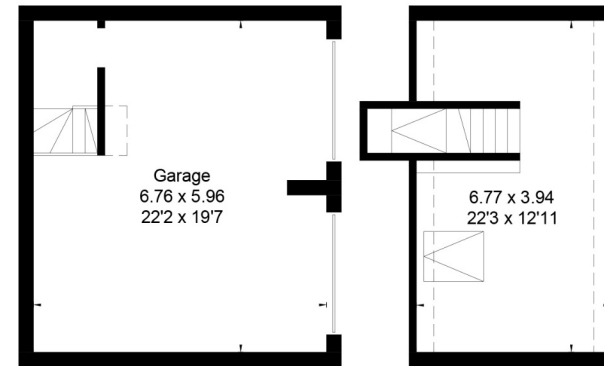
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office







Manor Road, Sherborne St. John Basingstoke, RG24  
 Approximate Area = 2508 sq ft / 233 sq m  
 Outbuilding = 729 sq ft / 67.7 sq m  
 Total = 3237 sq ft / 300.7 sq m

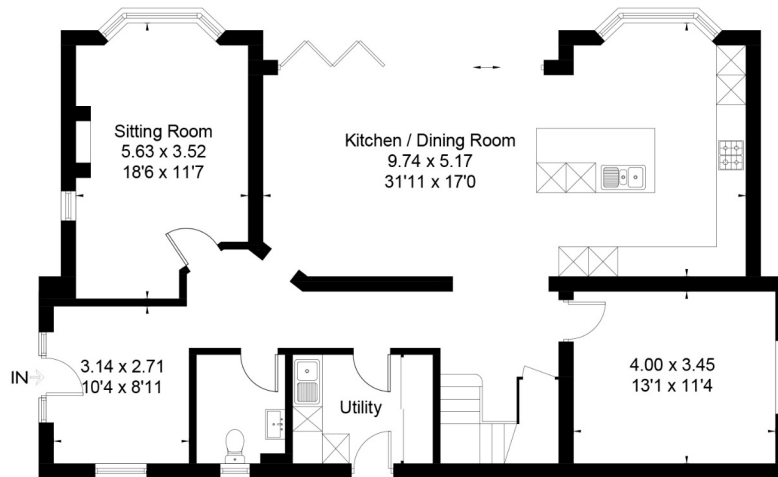


Garage - Ground Floor

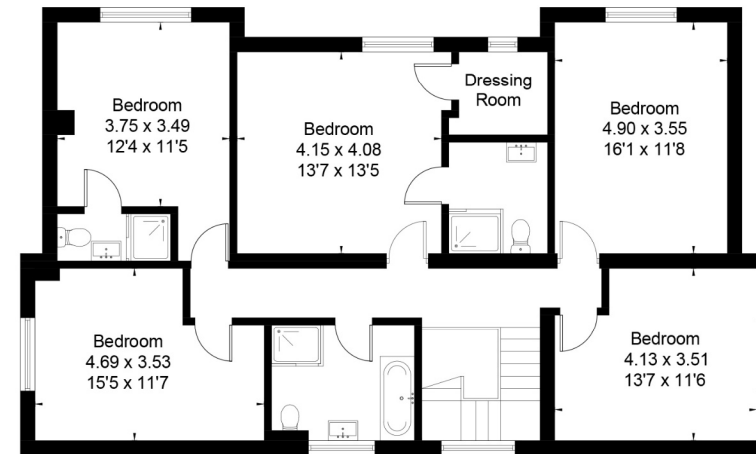
(Not Shown In Actual  
Location / Orientation)

Garage - First Floor

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94975

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Classification L2 - Business Data