

# 14 Aldermaston Road, Sherborne St John







**Versatile family home overlooking countryside.**







## Situation.

14 Aldermaston Road is situated on the edge of the popular and convenient village of Sherborne St John. Within the village is a church, public house, village hall and highly regarded primary school. Basingstoke nearby has an extensive range of shopping, leisure and recreational facilities, with the commercial centres of Reading and Newbury also within easy reach. Independent schools nearby include Daneshill, Cheam, Sherfield, Elstree, Bradfield and Lord Wandsworth.

The surrounding countryside is delightful, with many walks and bridleways, much of which forms part of The Vyne National Trust Estate.



*Basingstoke 2.5 miles, Reading 15 miles, Newbury 15.5 miles, M3 (J6) 3 miles, M4 (J11) 14 miles, London Waterloo via Basingstoke Station from 44 minutes. All distances and times are approximate.*



Services: Mains water and electricity. Private drainage. Biomass and Solar Thermal heating.

**Postcode: RG24 9JY**



## **14 Aldermaston Road.**

Built by the current owners in 2009, this light and spacious versatile family home offers flexible living accommodation. The welcoming reception hall leads through to the sitting room with fireplace and double doors out to the terrace and garden beyond. The wonderful lifestyle kitchen/dining room is well appointed and offers excellent entertaining space. Completing the ground floor is a useful utility room and cloakroom.

The bedroom accommodation is arranged over two floors. On the first floor is the master bedroom with en suite, three further bedrooms and the family bathroom. On the second floor, there are two further bedrooms, a shower room and loft store.

Outside, the property is approached through a 5-bar gate onto a gravel driveway providing ample parking, leading on to the outbuilding, comprising two stables and a dog kennel. The rear gardens are mainly laid to lawn and enjoy delightful views over the surrounding countryside, with a terrace area ideal for al fresco dining.







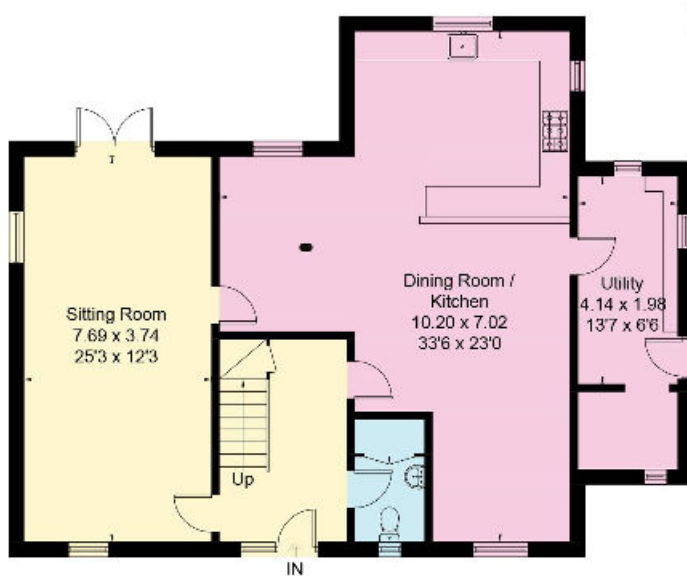
**Approximate Gross Internal Floor Area**

271.7 sq m/2,924 sq ft

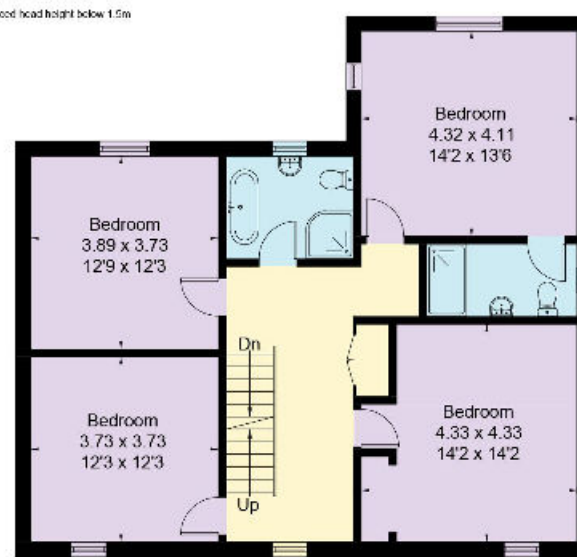
Outbuilding 30,3 sq m/326 sq ft

Total 302 sq m/3,250 sq ft

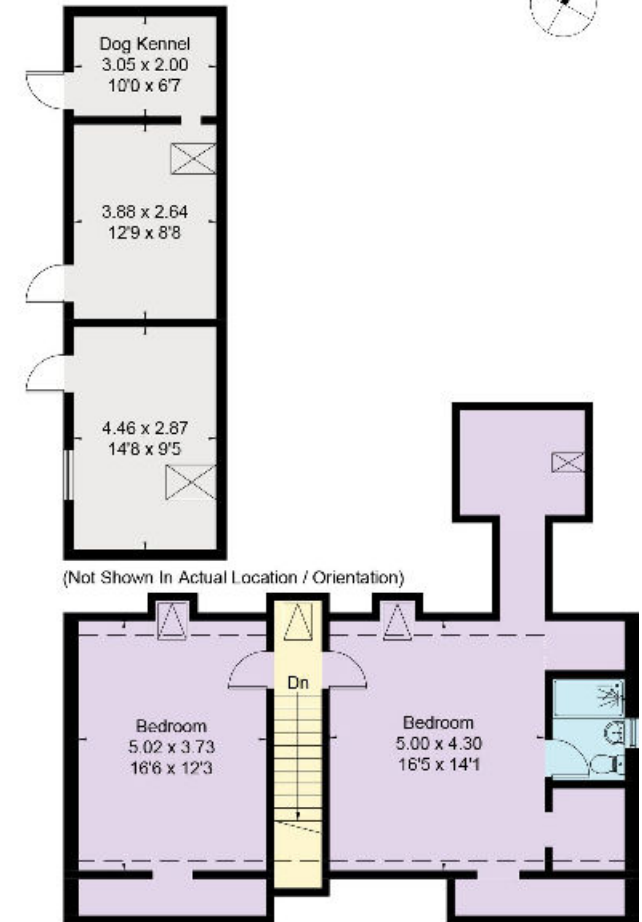
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Second Floor

Knight Frank  
Basingstoke  
Matrix House  
Basing View  
Basingstoke RG21 4FF

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**I would be delighted to tell you more.**

**Shaun Hobbs**  
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2021. Photographs and videos dated June 2021.

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