



Spring Cottage, Sherborne St John, RG24

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Frank

Spring Cottage, Sherborne St John, Hampshire **RG24**

This beautiful Grade II listed character property, dates to the 17th century and exudes charm and history. Offering light and spacious family accommodation across two floors, the home is rich in period features, including exposed beams, inglenook fireplaces, and vaulted ceilings that enhance the sense of space. The interiors are elegantly decorated in a neutral palette, creating a warm and inviting atmosphere.

At the heart of the home lies a generous, fully fitted modern country-style kitchen, complete with underfloor heating and direct access to the garden. An adjoining utility room also offers garden access.

The property provides excellent reception space, including a sitting room, family room, and study, all featuring wood-burning stoves.

Two staircases lead to the first floor, where a principal bedroom boasts an en suite shower room. There are four additional double bedrooms and two further bathrooms, each thoughtfully designed to complement the home's character.

Outside, the property is accessed via wooden gates, opening onto a gravel driveway with ample parking in front of a detached double garage, which includes additional loft storage above.



The beautifully landscaped grounds extend to approximately one acre, offering a tranquil retreat. The garden including a spacious terrace, ideal for alfresco dining, overlooks the mature gardens, which feature expansive lawns bordered by established trees and shrubs. A spring-fed pond, enclosed by a charming picket fence, adds to the natural beauty of the setting. Additionally, a delightful decking area with a summer house provides a perfect spot for relaxation.

To the side of the house, a formal garden with box hedging and gravel pathways offers a picturesque view from the sitting room. The property also benefits from two sheds, a greenhouse, and a practical log store, ensuring ample storage and convenience.

The house and garden are at the heart of the village, yet wonderfully private and not overlooked on any side.

This exceptional home seamlessly blends historic charm with modern comfort, making it an idyllic family home.



Property Information:

Services: Mains electricity, water and drainage. Gas fired central heating. Ultra-fast broadband 900mbp.

Local Authority: Basingstoke and Deane

Council Tax Band: G

Tenure Freehold

Postcode: RG24 9HY

Location

Sherborne St John is a popular village. Whilst only a few minutes from Basingstoke the village is surrounded by countryside, much of which forms part of The Vyne National Trust Estate and offers many walks and bridleways. The village has an attractive church in the heart of the village with a village pub, village green and a highly regarded Primary School. Schools nearby include The Priory, Wellesley Prep, Cheam, Sherfield, Elstree, Bradfield and Lord Wandsworth. The extensive amenities of Basingstoke are accessible, with its comprehensive range of shops and restaurants in Festival Place, supermarkets including Waitrose and the Anvil Arts Centre is around 3 miles to the south. 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.

Basingstoke 2.5 miles, Newbury 15.5 miles, M3 (Junction 6) 3 miles, Reading 15 miles, M4 (Junction 11) 14 miles, London Waterloo via Basingstoke Station from 44 minutes. (All distances and times are approximate).





Historic charm with
modern comfort

Approximate Floor Area = 249.8 sq m / 2689 sq ft
 Garage = 30.8 sq m / 331 sq ft
 Summer House = 7.2 sq m / 77 sq ft
 Total = 287.8 sq m / 3097 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 at the bottom of these particulars.

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