



April Cottage, Sherborne St. John, Basingstoke

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A pretty Grade II listed cottage in the heart of this popular north Hampshire village.

April Cottage is an attractive thatched cottage set within delightful gardens with three bedrooms and two bath/shower rooms. The ground floor provides excellent living space and is full of character with exposed beams and open fireplaces. The main sitting room is L shaped offering space for dining with a small study to one side. The eat in family kitchen has windows to the front and rear giving delightful views of the garden and a door into a spacious laundry room. There is a ground floor family bathroom. On the first floor are three bedrooms (two doubles), a shower room with WC.

Guide price: £799,950

Local authority: Basingstoke & Deane Borough Council

Council tax band: F

Tenure: Available freehold

Post code: RG24 9HR



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Sherborne St. John is a popular village just to the north of Basingstoke and retains a rural village feel. There is an attractive church in the heart of the village with a village pub, village green, local primary school and shop all within a few hundred metres. Basingstoke with its comprehensive range of shops (Festival Place), supermarkets and the Anvil Centre is around 3 miles to the south. Basingstoke railway station provides an excellent link to London (from 46 minutes) with the nearby M3 at Junction 6 offering fast access to London, Heathrow and the south coast (time and distance approximate).







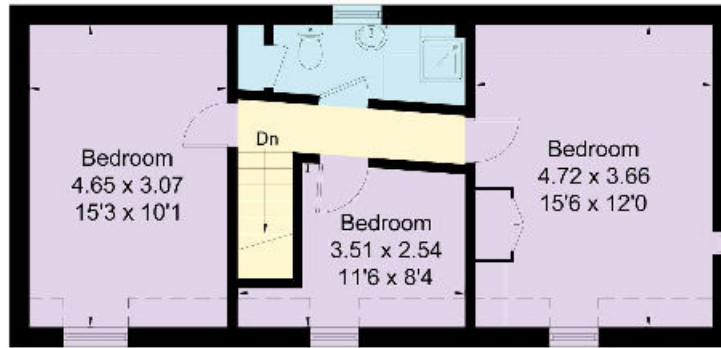
Outside the gardens wrap around the house on all sides with an area of south-facing lawn at the rear, kitchen garden and numerous areas of colourful planted beds. To the front and rear of the house are areas of brick and stone paving creating the perfect space for outside dining. There is a large shed for garden use, detached garage with partially converted room to side and a charming folly cottage - perfect for use as a play house. Parking for a number of cars is provided within the garage and on the driveway.



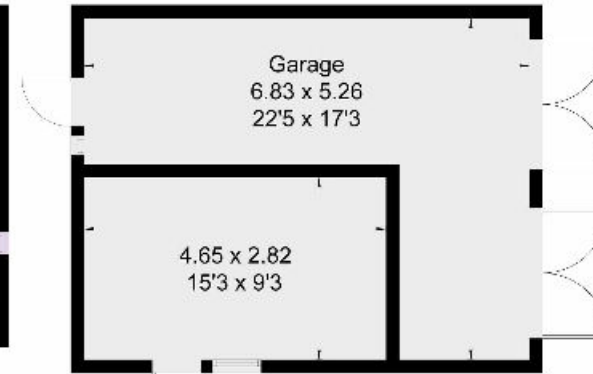


Approximate Floor Area = 128 sq m / 1379 sq ft  
 Garage = 21.4 sq m / 231 sq ft  
 Outbuilding = 12.8 sq m / 138 sq ft  
 Total = 162.2 sq m / 1748 sq ft

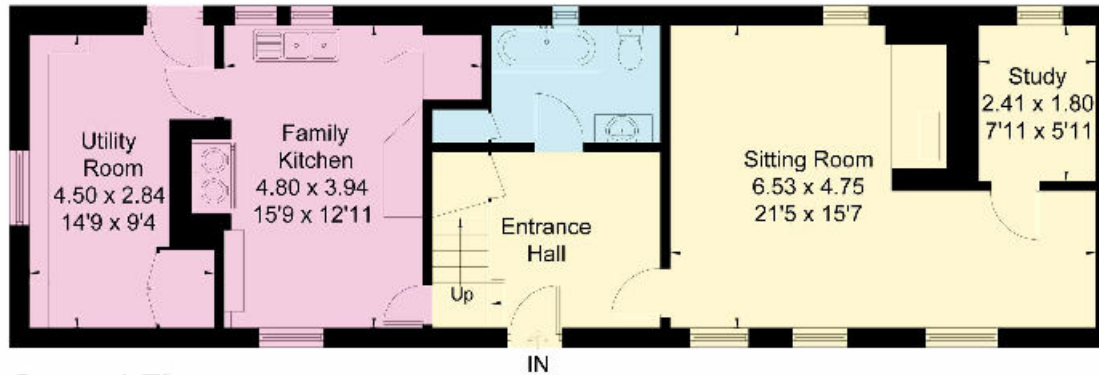
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Knight Frank  
 North Hampshire

Matrix House  
 Basing View  
 Basingstoke RG21 4FF  
[knightfrank.co.uk](http://knightfrank.co.uk)

We would be delighted to tell you more

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