

Spring Cottage

Sherborne St John, Hampshire



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Charming Grade II listed 17th century cottage with beautiful gardens in a central village location.

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

Entrance hall | Drawing room | Family room | Study | Kitchen/dining room
Utility room | Cloakroom

Principal bedroom with adjoining shower room | 4 further bedrooms | 2 further bathrooms
Double garage | Summer house | 2 sheds | Greenhouse | Log store

Mature garden

In all about 1 acre



Basingstoke

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Spring Cottage

Spring Cottage is a delightful 17th century Grade II listed former Vyne Estate cottage offering flexible and spacious accommodation. Throughout the property there are many period features, including exposed timber framing and ceiling beams, inglenook fireplaces, original flooring and vaulted rooms.

The ground floor features an attractive and sizeable kitchen/dining room with underfloor heating, garden views and access to the large paved terrace. Adjoining the kitchen is a utility/boot room. Additionally, there are two characterful reception rooms, both with inglenook fireplaces and exposed beams, a good study and cloakroom.

The first floor can be accessed via two staircases and consists of a large principal bedroom with adjoining shower room and four further good sized bedrooms served by two bathrooms.

The cottage has tremendous charm and atmosphere and provides first class accommodation.

Outside

The property is approached from the village through wooden gates onto a gravel driveway with parking for several cars. The driveway leads to a double garage, with loft storage space.



The generous gardens are an incredible feature of this property. A large paved terrace provides fantastic entertaining space and leads onto a sweeping expanse of lawn, bordered with mature beds and shrubs. Within the garden is a spring fed pond enclosed by a picket fence. Overlooking the pond is a raised wooden deck with a summer house. To the rear of the formal gardens is an attractive woodland garden, planted with many trees and shrubs.

Adjoining the formal gardens is a further private garden with stone and gravel pathways, roses and beds hedged

with dwarf box. Additionally, shrouded from view, is a useful utility area which includes two sheds, a greenhouse and a fantastic log store.

Situation

Spring Cottage is located close to the centre of the village of Sherborne St. John which lies three miles to the north of Basingstoke. Sherborne St. John is well known for The Vyne, the National Trust House which lies to the north of the village. There is some lovely countryside all within walking distance of Spring Cottage, including National Trust woods and Forestry Commission land.





The house is perfectly situated to take full benefit of the village amenities, which include church, highly regarded primary school, nursery school, shop and public house. The village also boasts a recreational ground, which includes tennis courts, football pitches, children's playground and a modern pavilion. The town centre of Basingstoke provides extensive shopping including a Waitrose/John Lewis and

further recreational facilities, as well as a frequent mainline station to London Waterloo. The M3 and M4 are both easily accessible, providing fast road access to London and the south. Educational needs are well served. Independent schools nearby include Daneshill, Cheam, Sherfield, St. Gabriel's and Lord Wandsworth College.

Services

All mains services. Gas fired central heating. BT broadband speed 46mbps.

Postcode

RG24 9HY

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

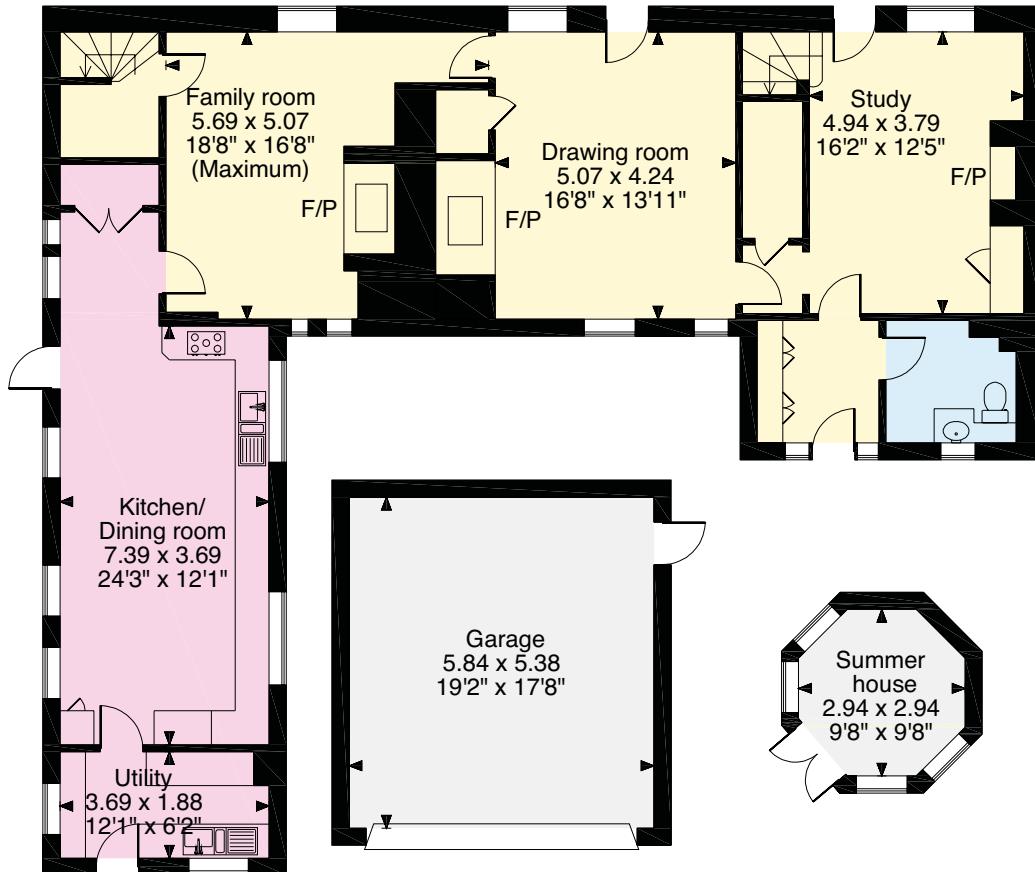
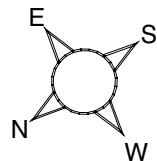
Main House = 248sq.m (2,671sq.ft)

Garage = 31sq.m (338sq.ft)

Summer House = 7sq.m (76sq.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.



Connecting people & property, perfectly.

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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