



28 MANOR ROAD

Sherborne St. John, RG24 9JN

TO LET

£3,600 PCM



# 28 Manor Road

Sherborne St. John, RG24 9JN

A beautiful 5-bedroom detached family home, located in a peaceful location on the edge of Sheborne St. John, near Basingstoke.

## THE PROPERTY

The spacious accommodation includes a welcoming entrance hall. Excellent reception space is provided on the ground floor with a triple aspect sitting room, a wood burner and double doors opening onto the garden. The large kitchen/dining/living room features a wide range of units, marble work tops, and includes dishwasher, washing machine, fridge freezer and Range Master cooker. There are single and double doors that lead from all around the sitting room area to the garden. There is a study with wood burner off the entrance hallway, a W.C and a double bedroom with garden views.

The main staircase from the entrance hallway leads to a bright landing with plenty of storage space. There is a double bedroom with garden views, and a further 2 double bedrooms with built in storage cupboards and garden views. There is an open hallway/study area with ample storage space leading to the main family bathroom fitted with bath and walk in shower/wet room and a further bathroom with walk in shower. At the end of the hallway is the dual aspect master bedroom with a floor length window overlooking the garden. A second staircase leads from the hallway down to the

kitchen/diner/sitting room.

The house has a generous driveway to the front, which offers plenty of parking space, mature hedging and a log store. Double gates to the side of the property lead to a further log store, a large garage and the garden. The garden is laid to lawn with well stocked borders and a large, delightful patio terrace with pergola.

## ADDITIONAL INFORMATION

### Services

Gas central heating  
Mains electricity, water and drainage  
Mobile phone coverage good (according to Ofcom)  
Ultrafast Full Fibre Broadband available (according to Openreach)  
7kW fast car charger

### EPC

D68

### Local Authority

Basingstoke and Deane Borough Council, band G

### Pets

Well behaved pet considered- rent will vary

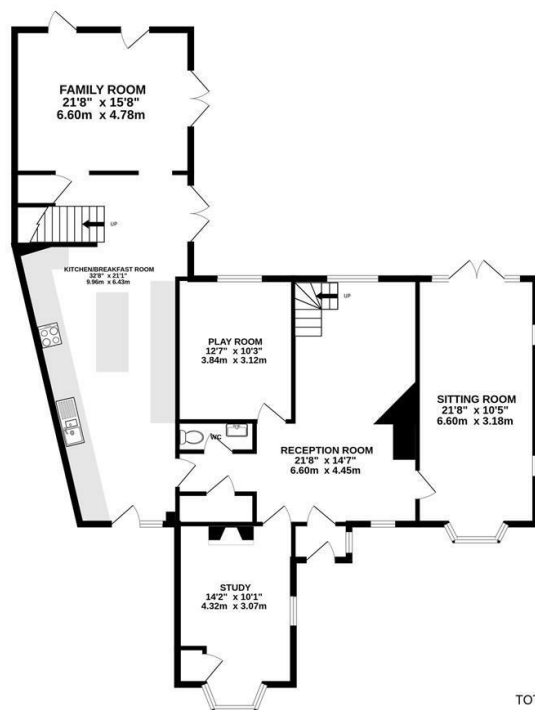
### Deposit

Holding deposit - £830

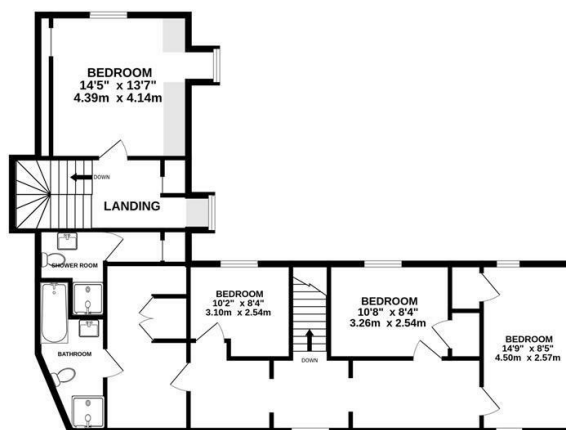
Total deposit - £4153



GROUND FLOOR  
1865 sq.ft. (173.3 sq.m.) approx.



1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 3031 sq.ft. (281.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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