



28 MANOR ROAD
Sherborne St. John, RG24 9JN

TO LET
£3,600 PCM



28 Manor Road

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A beautiful 5-bedroom detached family home, located in a peaceful location on the edge of Sherborne 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

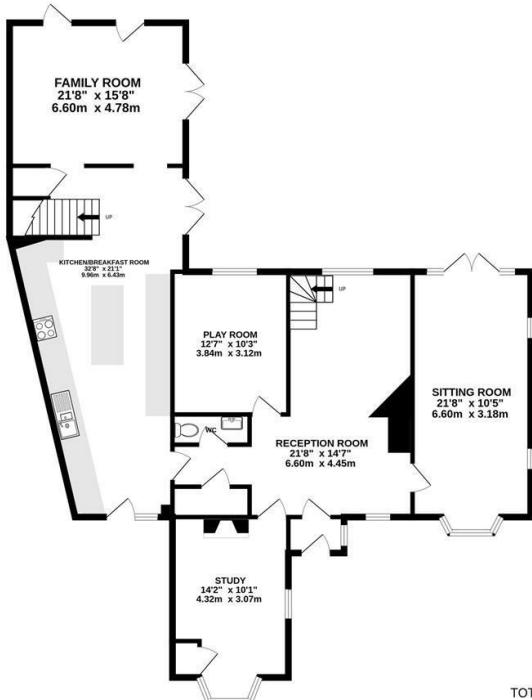
Well behaved pet considered- rent will vary

Deposit

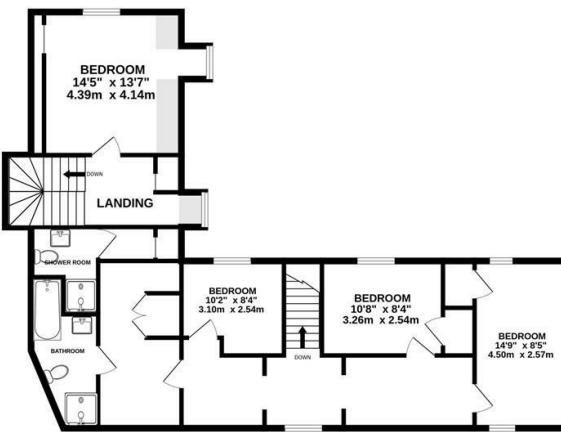
Holding deposit - £830
Total deposit - £4153



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



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



Energy Efficiency Rating

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

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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