

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk

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Abbotsfield, 18 Cranes Road, Sherborne St. John, Basingstoke,

Asking Price £1,350,000 Freehold

Sansome & George - Nestled in the heart of a Sherborne St John, this stunning period detached house offers a unique blend of character and modern amenities. Boasting a generous 3,355 sq ft of living space, over a third of an acre, the property features 5 spacious bedrooms, 4 inviting reception rooms, and 3 bathrooms.

As you step inside, you will be greeted by the charming ambiance that flows throughout the house. The well-maintained garden provides a serene outdoor escape, while the off-street parking and double garage with a further garage offer convenience and ample storage space.

This property is perfect for families looking for a peaceful village lifestyle without compromising on luxury and comfort. With its prime location and timeless appeal, this house is a rare find that promises a truly exceptional living experience. Book a viewing today to explore all that this wonderful property has to offer.

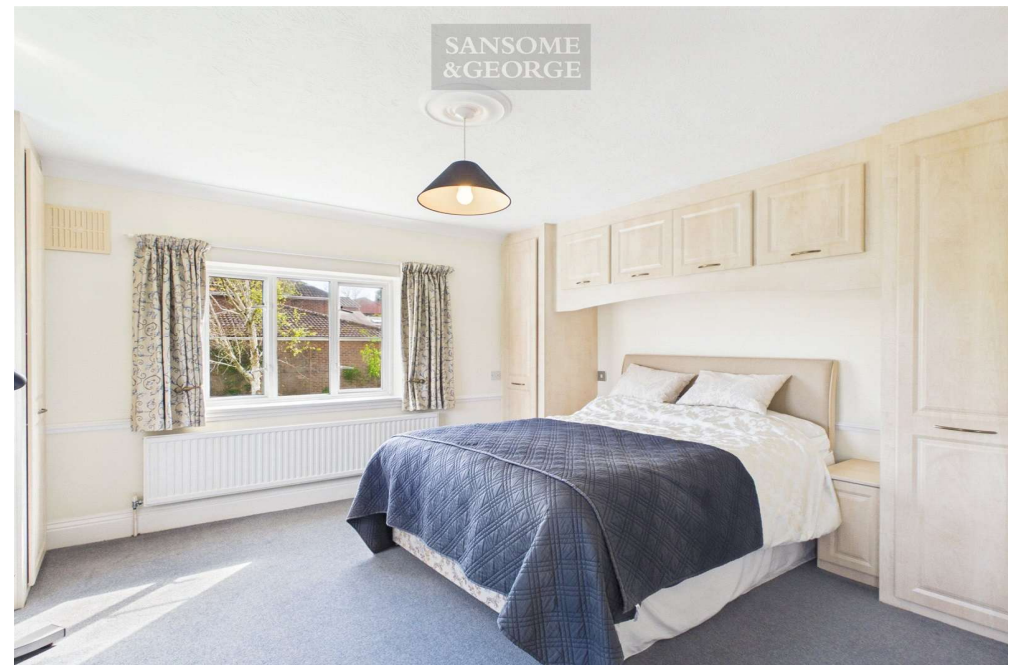
EPC - C

Local Authority - Basingstoke & Deane

Council Tax Band - F

- Charming 5 Bedroom detached home
- Hallway
- Impressive Fitted Kitchen
- Dining room
- Living room
- Office
- Shower room
- Utility room
- Bedroom 1 with en-suite
- 4 further bedrooms
- Bathroom
- Single garage
- Double garage
- Generous plot with mature trees and plants







Floor 0

Approximate total area⁽¹⁾
3355 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Bramley

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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