

**SANSOME
&GEORGE**

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&GEORGE**

**Ramblers Rise, Vyne Road, Sherborne St. John, Basingstoke,
Hampshire, RG24 9HX**

**Offers in excess of £625,000
Freehold**

SANSOME & GEORGE - ** Virtual tour available **

Nestled in the picturesque village of Sherborne St John, this charming detached bungalow offers a perfect blend of tranquillity and convenience. Boasting 3 bedrooms and 2 reception rooms, this spacious property is ideal for families or those seeking a peaceful retreat. The property features a garden with views over farmland, perfect for enjoying the outdoors, as well as a bright conservatory for relaxation all year round. With off-street parking and a garage, convenience is at your fingertips. The village location offers a sense of community while still providing easy access to local amenities and transport links. Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.

EPC EER - D

Council Tax Band - E

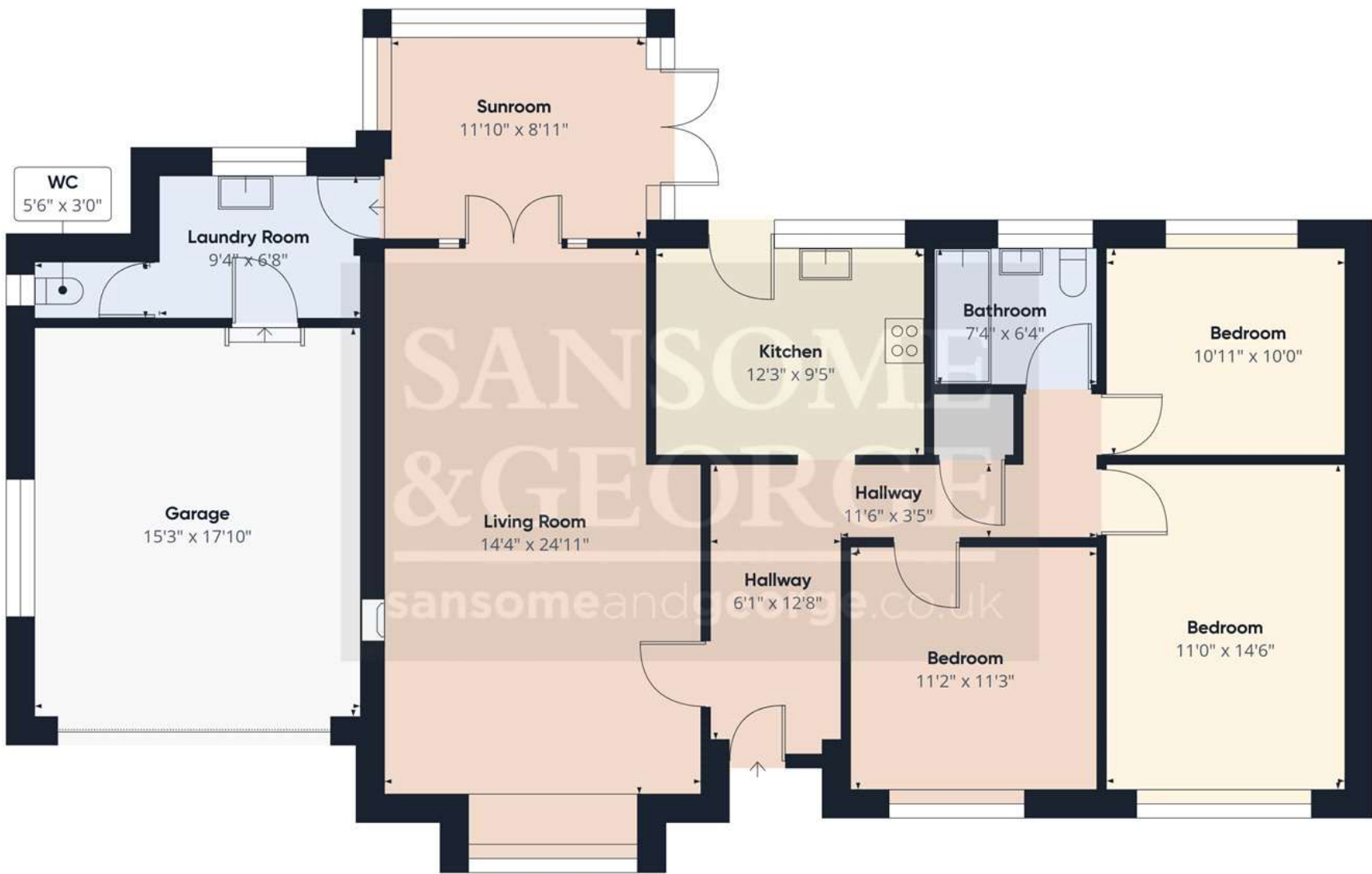
Council - Basingstoke & Deane

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly.

- 3 Bedroom detached Bungalow
- Backing onto Farmland
- Hall,
- Lounge/Diner
- Kitchen
- Conservatory
- Utility room
- Cloakroom
- 3 Bedrooms
- Bathroom
- Garage
- Driveway







Approximate total area⁽¹⁾
 1559.04 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.