



The Cart Barn

Monk Sherborne, Hampshire

A unique and charming converted cart barn with a galleried sitting room

Peacefully situated within its own gardens, this striking detached two double bedroom, two bathroom house is unique, offering a compelling lifestyle in this delightful setting.



RECEPTION ROOM



2 BEDROOMS



**2 BATH/
SHOWER
ROOMS**



**OFF STREET
PARKING**



**GARDEN &
TERRACES**



FREEHOLD



VILLAGE



1,223 SQ FT



**GUIDE PRICE
£725,000**



The property

This is a truly unique and charming home which has recently been improved and interior designed now offering a compelling lifestyle. A wonderful vaulted reception room is overlooked by the galleried first floor landing giving a really striking ambience further enhanced by the recently installed dark oak flooring. The DRU multi-fuel stove provides a further appealing focal point and cosy atmosphere in the winter months. The kitchen has been recently re-fitted and offers an extensive range of cabinetry and integrated appliances together with granite worktops. Also on the ground floor, an appealing and very generous bedroom is served by a very stylish shower room.

A gentle staircase rises to the aforementioned first floor landing which has beams that frame this area and overlooks the sitting room below. A lovely and spacious principal bedroom is served by an equally appealing bathroom. This arrangement, with a bedroom and wash room on each floor, creates privacy and separation for each bedroom.

Outside

The gardens are primarily on three sides of the house which is predominantly lawn, but there are also paved terraces and a gravelled driveway with parking for at least three cars. There is a fine, mature tree that provides an impressive focal point and additionally some shade in the summer months.



Location

Monk Sherborne is a delightfully peaceful, rural village with a village hall that was rebuilt in recent times and hosts various clubs and community activities. There is also a church. There are numerous walks along footpaths and bridleways within a short distance of The Cart Barn. The nearest shop is in Sherborne St John.

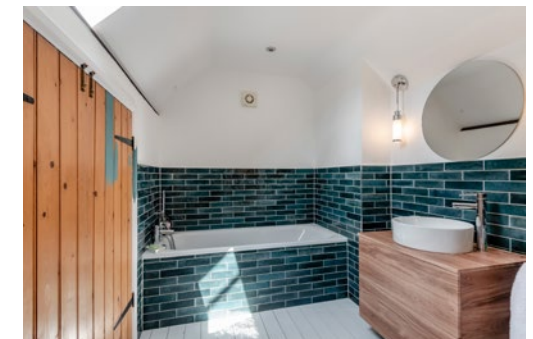
Basingstoke offers a comprehensive range of leisure, recreational and retail opportunities and commuting is excellent with Junction 6 of the M3 being within a short drive at Basingstoke, and the mainline station there providing fast and frequent services to London Waterloo (from 45 minutes).

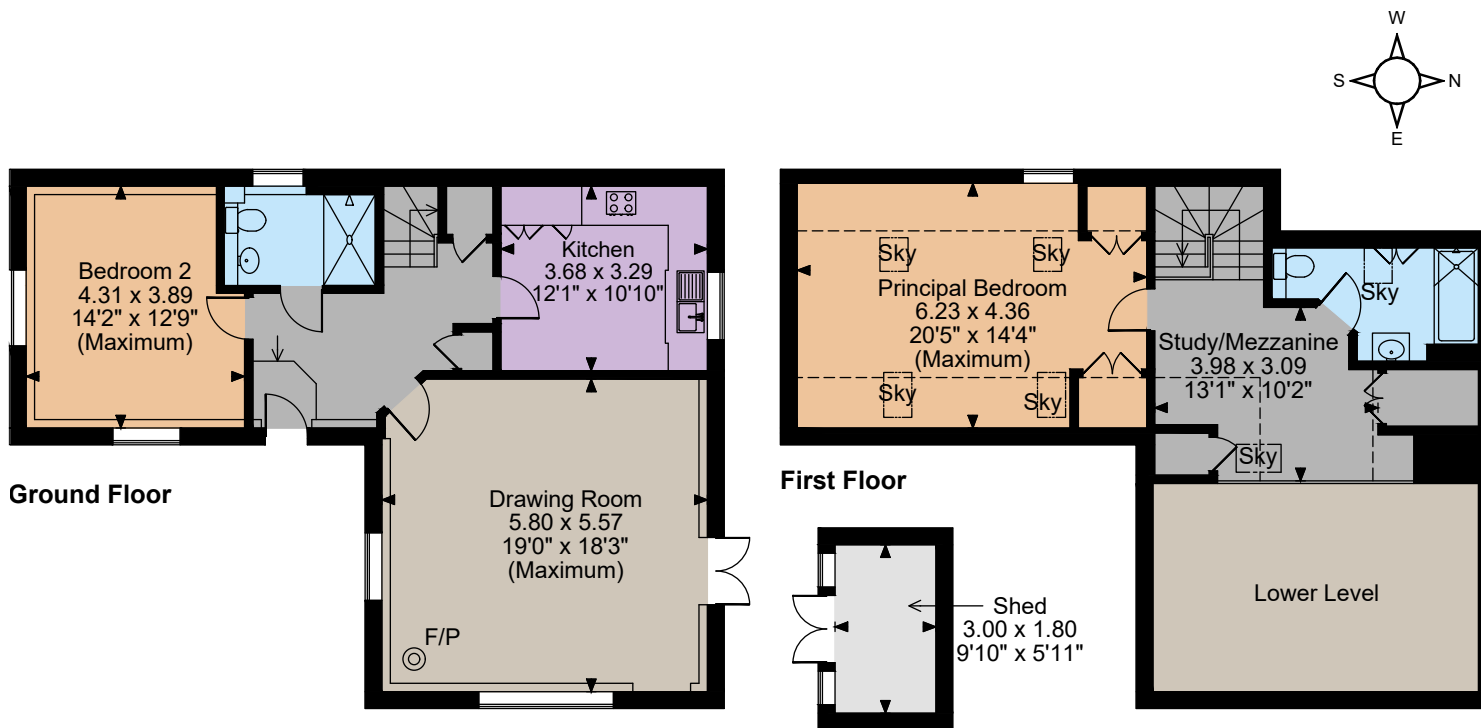
Distances

- Basingstoke 4.3 miles
- Hook 11.5 miles
- Odiham 12.5 miles
- Hartley Wintney 15 miles

Nearby Stations

- Basingstoke railway station 3.6 miles
- Bramley railway station 4.7 miles
- Reading 15 miles





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 1,223 sq ft (114sq m)

Shed internal area 58 sq ft (5 sq m)

Total internal area 1,281 sq ft (119 sq m)

For identification purposes only.

Directions

RG26 5HL

what3words: ///miracle.verve.customers

General

Local Authority: Basingstoke & Deane

Services: Mains, electricity, gas, drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

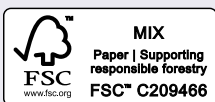
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