



£ 1950000

5 Bed House - Detached, Herriard Green, Herriard, Basingstoke

Barons Estate Agents are delighted to bring to the market this Manorial style family home brimming with style and elegance on small development of 3 properties known as Priory Meadow. The extensive accommodation begins on the first floor boasting a stunning galleried landing, 5 bedrooms and 5 bathrooms, 4 of which are en suite. The ground floor is approached from twin doors opening to a grand hall servicing all rooms and a magnificent sweeping central stair case. There is a magnificent triple aspect drawing room, dining room, study, kitchen/breakfast room, family room, utility room and 2 cloakrooms . Outside there are electric gates opening to the driveway leading to the house, triple garage and ample parking. There are formal gardens to all sides with views over the village cricket ground and pavilion and access to a paddock with stable and field/shelter.

Location

Priory Meadow is tucked away in the idyllic North Hampshire countryside between Alton and Basingstoke in the village of Herriard. The towns of Basingstoke and Alton are within easy reach offering a wide range of shops, along with arterial roads to London, west coast and south coast via the M3 and M4. Rail links from Basingstoke to London Waterloo are 45 minutes and the historic City of Winchester in 15 minutes. There are many local public houses along with golf courses and beautiful country walks.

Tenure

Freehold

Council Tax

Band G

Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a

buyer or seller uses the services of that company.

■ KEY POINTS & FEATURES

■ 5 Bedrooms

■ Utility Room

■ Triple Garage

■ 5 Bathrooms

■ 2 Cloakrooms

■ Paddock

■ 5 Reception Rooms

■ Gardens

■ Stable





Floor plan details:

- DINING ROOM**: 18'0" x 13'0" / 5.49m x 3.96m
- KITCHEN/BREAKFAST ROOM**: 18'9" x 17'9" / 5.71m x 5.42m
- DRAWING ROOM**: 29'6" x 24'6" / 8.99m x 7.47m
- STORAGE**
- RECEPTION HALL**
- CLOAKROOM** (near Reception Hall)
- STUDY**: 17'9" x 10'3" / 5.42m x 3.12m
- FAMILY ROOM**: 13'6" x 13'0" / 4.72m x 3.20m
- VESTIBULE**
- CLOAKROOM** (near Family Room)

1st FLOOR

MASTER BEDROOM
17'9" x 15'3"
5.40m x 4.65m

BEDROOM 4
14'7" x 9'8"
4.56m x 2.97m

BEDROOM 3
12'0" x 9'5"
3.66m x 2.97m

BEDROOM 2
15'9" x 15'6"
4.80m x 4.72m

BEDROOM 5
12'0" x 9'5"
3.66m x 2.97m

GALLERIED LANDING

BATHROOM

WARDROBE

ENCLAVE

CLOSMO

TOTAL FLOOR AREA : 3595 sq.ft. (334.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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