



**Paddock Field** Monk Sherborne Hampshire RG26 5LD



## Paddock Field

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### Accommodation

Entrance hall  
Cloakroom  
Living room  
Dining room  
Kitchen  
Utility room  
Four large bedrooms  
En-suite shower room  
Family bathroom  
Double garage  
Gardens

### Description

This large four bedroom detached house has an elevated position with far reaching views out over open countryside.

It could do with updating and offers enormous scope for extension (subject to consents) and is a real opportunity for anyone seeking to enjoy country living.

It is offered for sale with no onward chain so could be available for a quick move!

The house is set at the end of a private shared driveway and is approached through a five bar gate leading into a drive and turning area.

The house has a wide entrance lobby extending into a central hallway. Off to the left is the spacious triple aspect living room which has a fireplace with windows to the side looking out over the neighbouring paddock.

Across the hallway is the dining room with the kitchen being to the rear with an adjoining utility room – this houses the gas fired boiler.

Completing the ground floor is the downstairs loo.

Heading upstairs there is a large landing with a window to the front

drawing in lots of natural light.

There are four large bedrooms, three of which have fitted wardrobes (not shown on the floorplans), with the largest having an en-suite shower room. There is also a family bathroom and both have coloured suites.

To the side of the house is a double width garage and this has electric power and light.

The garden to the front of the house has a lawn with a mature conifer hedge and shrub beds. To the rear is a wide garden that is well screened and has a good size lawn with views down over the paddock and meadow beyond.

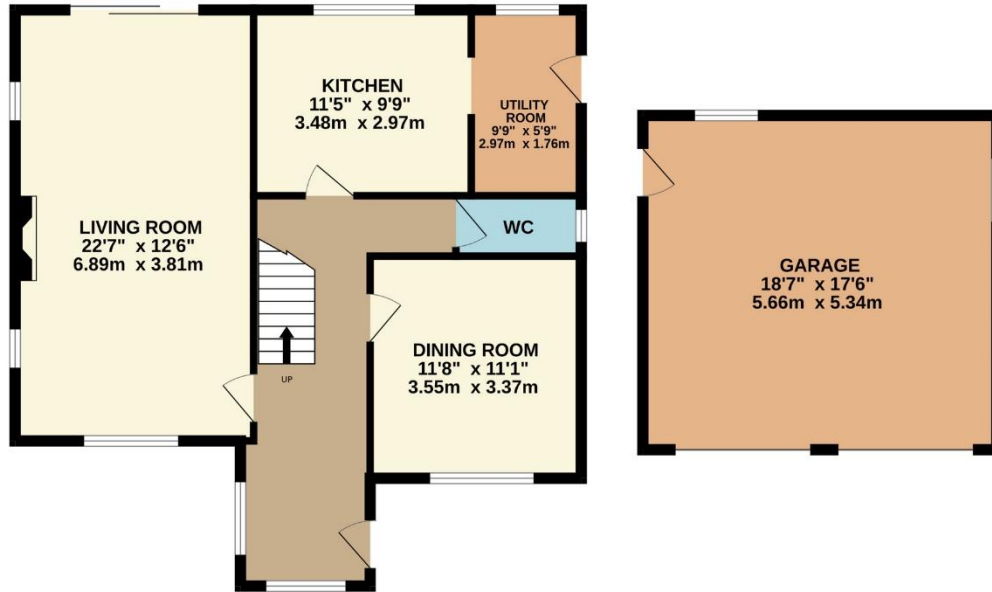
The house is connected to all mains services.



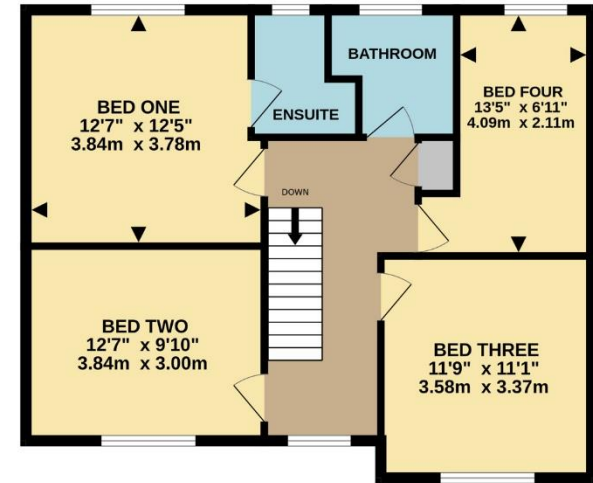
# Paddock Field

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GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.



1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		96
	B		
	C	69	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England, Scotland & Wales EU Directive 2002/91/EC

## Basingstoke Office

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