



**Two Kestrel Court** Vyne Road Sherborne St John Basingstoke RG24 9HJ



## Two Kestrel Court

Vyne Road Sherborne St John  
Basingstoke RG24 9HJ

### Accommodation

Entrance hall  
Open living area  
Master bedroom  
Ensuite shower room  
Bedroom two  
Bathroom  
Allocated space  
Share of freehold  
Village location

### Description

Two Kestrel Court a ground floor two bedroom and two bathroom apartment is available now ready for occupation within this much anticipated development at Kestrel Court, Sherborne St John.

Of just 8 homes, four apartments, three houses and a bungalow all sumptuously converted from a barn and stable block dating back to 1847 converted to offices in 1997 and now entering its next phase in 2023.

\*\*Images are samples of the rooms\*\*



Much of the character of the buildings has been retained with exposed timbers and subtle nooks and crannies along with incorporating modern day living with many features such as;

- Entrance halls, where applicable enjoy black and white feature tiled floors
- No detail has been excluded including the stainless steel polished electrical sockets
- Gas fired radiator central heating
- Bosch gas hob, oven & fridge freezer
- Lamona washer/dryer
- Quartz work tops
- Commercial grade oak laminate wood flooring to living areas
- Bedrooms carpeted with high quality wool carpets
- LED lighting to minimise ongoing costs
- Shaver points
- Demisting mirrors to bathroom with oak grain finished vanity lights
- Double glazed windows

In short homes that exude quality.

Kestrel Court is located in a beautiful location on edge of the popular quintessential village of Sherborne St John. These homes are wonderfully placed for walking opportunities such as Morgaston Woods The Vyne - Morgaston Woods - Woodland Trust which are part of The Vyne a National Trust property. The thriving village includes The Swan a vibrant pub & eatery, a village shop, village hall along with sports field and pavilion all of which are short walk away and contributing factors for this established village community.

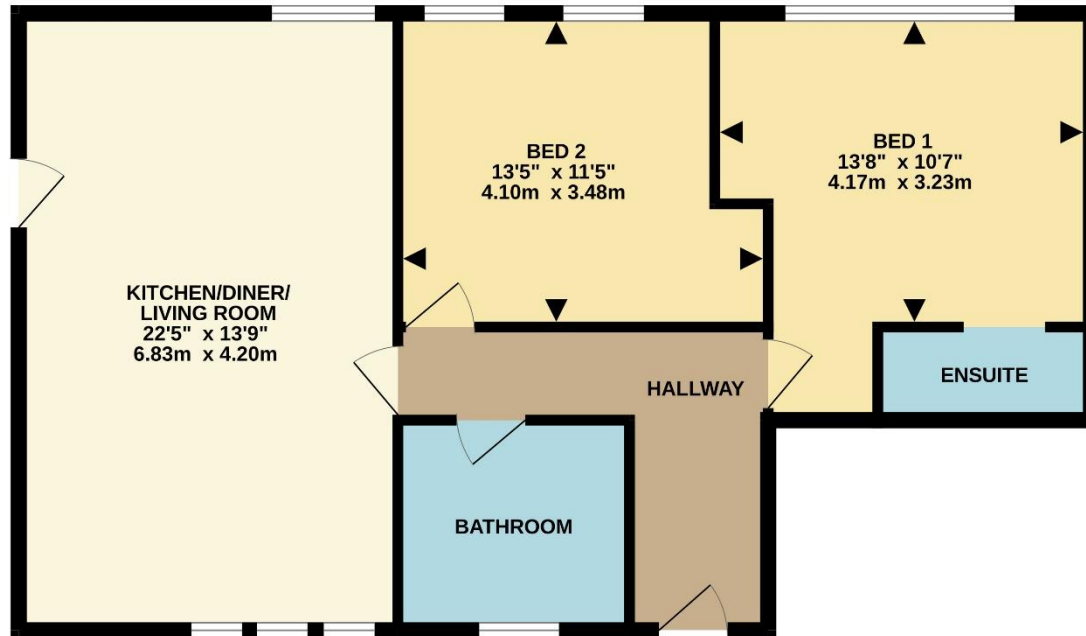
Sherborne St John, is located in close proximity to the Basingstoke Hospital, town centre with a regular bus service from the village. Easy access to the ring road in turn provide access to Reading, Newbury and Winchester along with both M3 & M4 motorways. Basingstoke Railway station has great links to London Waterloo (46 minutes), cross country to Manchester, the South Coast and the West Country.



## Two Kestrel Court

Vyne Road Basingstoke RG24 9HJ

GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 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.  
Made with Metropix 6/2023

### Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



See things differently.