





Right Choice Estate Agents are proud to present this stylish, detached coach house, perfectly positioned within the highly desirable area of Sherfield Park. Designed for modern living, the property offers a generous open-plan kitchen, dining and living space, an inviting setting for both relaxation and entertaining. A double bedroom and a re fitted family bathroom. Completing this impressive home are the advantages of a private rear garden and allocated parking.

Location: Sherfield Park is a highly sought-after residential development situated just north of Basingstoke, offering the perfect balance of contemporary living and community charm. Built with families and professionals in mind, this vibrant neighbourhood features a mix of stylish homes, well-kept green spaces, and convenient amenities.

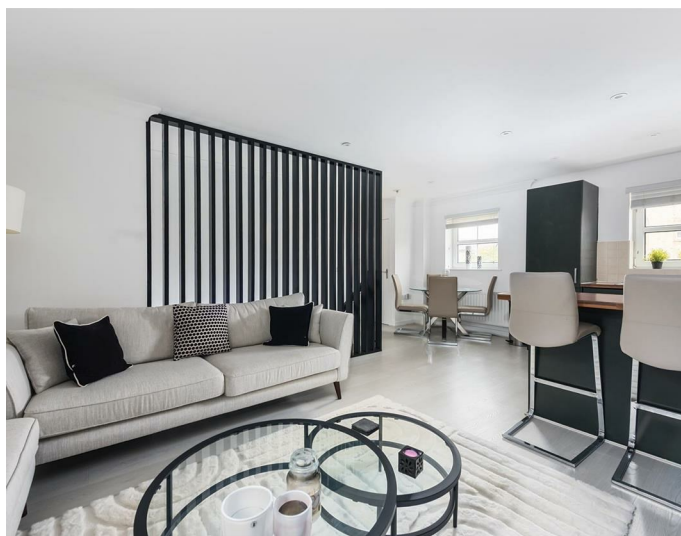
Residents enjoy excellent local facilities including a community centre, nursery, play parks, and easy access to shops and supermarkets. For commuters, Sherfield Park offers fantastic transport links with quick access to the A33, M3, and Basingstoke railway station, making travel to London and Reading effortless.

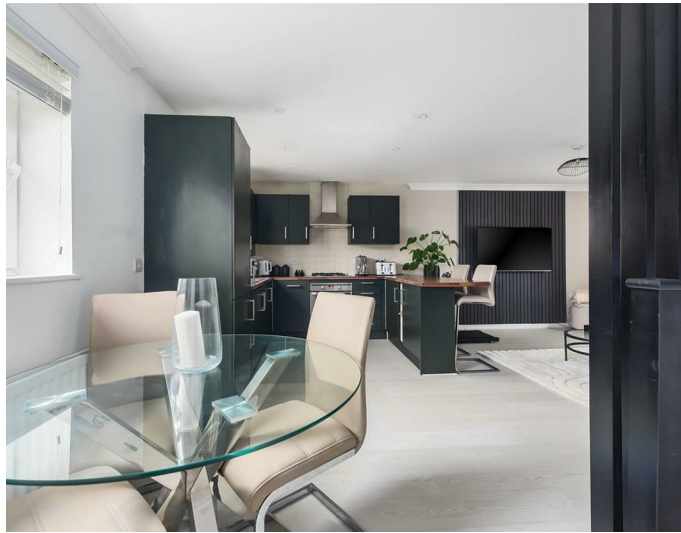
With countryside walks on your doorstep and the bustling town centre just a short drive away, Sherfield Park offers the best of both worlds – modern living in a welcoming, well-connected community.

Tenure: Freehold


Local Authority: Basingstoke & Deane Borough Council - Band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents



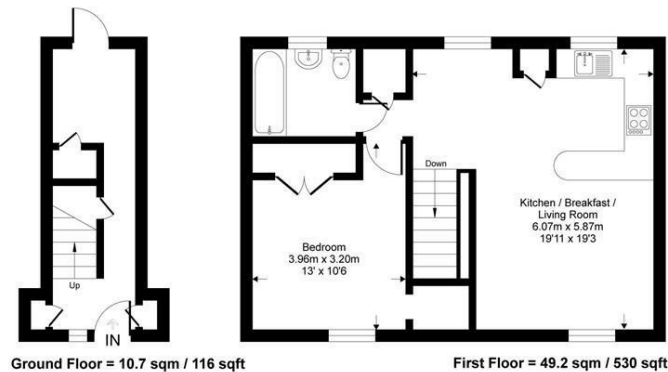




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

### Rockbourne Road

Approximate Gross Internal Area = 60 sq m / 646 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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