



**YEW TREE HOUSE**  
Monk Sherborne, Hampshire



# YEW TREE HOUSE

## MONK SHERBORNE, NR BASINGSTOKE, RG26 5HR

- Basingstoke 4 miles
- Newbury 14 miles
- Reading 14 miles

Reception hall • sitting room • dining room • study  
kitchen/breakfast room • utility room • cloakroom  
master bedroom with en suite • three further bedrooms  
family bathroom • shower room • double garage with  
room above • lovely gardens.

Yew Tree House is located in the centre of Monk Sherborne, a very sought after and quiet village located just to the north of Basingstoke. Within the village there is a church and a pub and it falls within the catchment area of the highly regarded Priory primary school located in a neighbouring village. Basingstoke offers a comprehensive range of leisure, recreational and education needs.

Commuting is excellent with Junction 6 of the M3 being within a short drive at Basingstoke, and with the mainline station in Basingstoke providing fast and frequent services to London Waterloo from 45 minutes.

### THE PROPERTY

Yew Tree House is an attractive detached period house, Grade II Listed, believed to date from the 15th Century with later additions. Of oak framed construction with brick infills under a clay tiled roof, the property offers comfortable and modernised accommodation in excellent order throughout, extending to about 2,382 sq.ft, and retains a number of period features including exposed timbers and brickwork, open fireplaces and an original copper.

On the ground floor, the front door opens to the reception hall from which the stairs rises to the first floor, with door opening to the rear garden. The triple aspect sitting room has an open fireplace and sliding patio doors opening to the rear terrace. The dining room has a fireplace with fitted log burner and exposed brickwork to one wall.

**A CHARMING DETACHED LISTED PERIOD HOME OFFERED IN EXCELLENT ORDER STANDING IN LOVELY GARDENS IN THE CENTRE OF THIS POPULAR VILLAGE.**







The kitchen has been replaced by the current owners and is luxuriously appointed with a comprehensive range of units with a central island and breakfast bar and granite worksurfaces and opens to the breakfast room. There is also a utility room, study and cloakroom.

On the first floor, the master bedroom has views over the back garden to fields beyond, and has an en-suite shower room. There are three further bedrooms, one with a useful adjoining attic room, and the family bathroom and an additional shower room

For further details please refer to the floorplan.

### OUTSIDE

The property is set back from the lane behind a mature hedge and is approached over a gated gravel driveway which provides ample parking and which leads to the detached brick built double garage which has a room above.

The gardens extend to about 0.4 acre. These are level and fully enclosed by a combination of mature hedging and fencing and offer a high degree of privacy. Primarily to lawn, there are a number of mature trees and bushes and various flower and shrub beds and borders. There is a paved terrace to the rear accessed from the sitting room. Greenhouse.

## ADDITIONAL INFORMATION

**Authority:** All mains services are connected. Gas fired radiator central heating

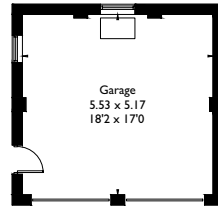
**Local Authority:** Basingstoke and Deane Borough Council

**Viewing:** By prior appointment through Randalls Residential on 01256 345635

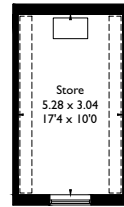
**Directions RG26 5HR:** From Basingstoke take the A339 signed to Kingsclere and Newbury. After about 1½ miles turn right signposted to Monk Sherborne, shortly after the Stone Masons. On entering the village turn left at the war memorial and Yew Tree House will be found on the right hand side after a short distance, just before the telephone box.



Approximate Gross Internal Area = 221.3 sq m / 2382 sq ft  
 Garage = 44.6 sq m / 481 sq ft  
 Total = 265.9 sq m / 2863 sq ft

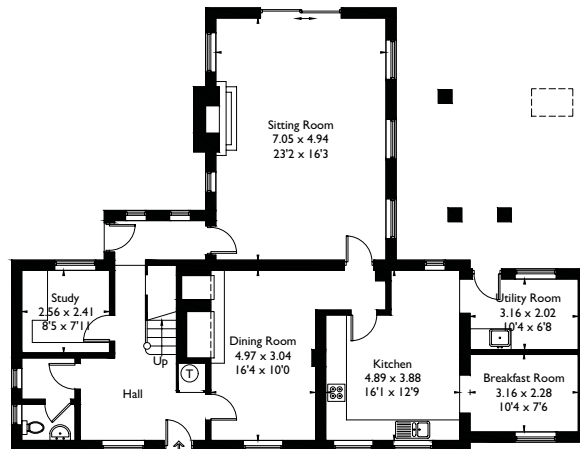


Garage - Ground Floor

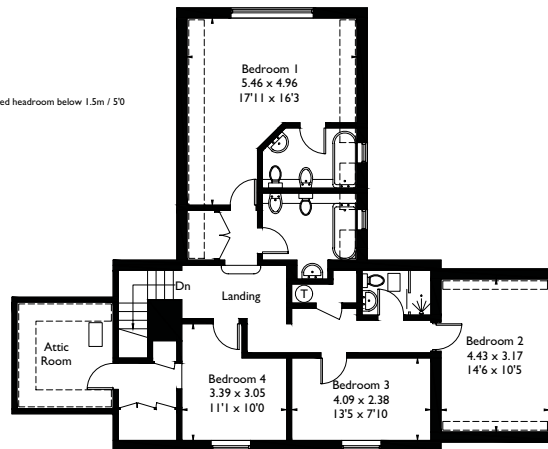


Garage - First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



**Office 01256 345635**

[simon@randallsresidential.co.uk](mailto:simon@randallsresidential.co.uk)

Worting House, Church Lane, Basingstoke, RG23 8PX

#### IMPORTANT INFORMATION

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