



The Shires Plot 2, 30 Manor Road Sherborne St John RG24 9JN

Winkworth



The Shires

Plot 2, 30 Manor Road Sherborne St John
RG24 9JN

Accommodation

- Generous triple aspect Kitchen/Dining/Family Room
- A cosy Living Room
- Utility
- Downstairs cloakroom
- Master suite with ensuite
- Bedroom 2 with ensuite
- Bedroom three with ensuite
- Family bathroom

Description

The Shires, a development of just three handcrafted homes on the edge of the village. All three homes are being built with you in mind, as owners. Traditionally constructed however taking advantage of the latest technology with an anticipated triple A rating for energy saving in your new modernistic designed home for open plan living.

Plot 2 enjoys what feels like an elevated position adjacent to one other home with wrap around garden on two sides and fantastic views over farmland to the rear. Come and see the full height glazed elevation to the family area and master bedroom enjoying this view.



Enter your home and you immediately sense the quality of your new home as the Oak staircase leads to the first floor and the oak internal doors await you seeking out what awaits you beyond.

Its most likely you can see how the family will gather in the substantial kitchen/dining/family room, where there is still an option to choose bespoke finishes. The living room will be ideal to congregate in for those quieter reflective times. To the rear of the property is a generous utility/boot room ideal to dispose of your muddy boots after those winter walks via the village pub which is a short 5 minute walk away!

On the first floor are three generous king size bedrooms, two with ensembles along with a family bathroom.

The specification is of a high standard with 'A' rated double glazed windows with 'A' rated safety glass. An air source heat pump feeds the underfloor heating to both ground and

first. Solar panels, security alarm system with CCTV capable of linking to your smartphone. Luxury French Limestone flooring to the ground floor.

Currently bespoke finishes are an option for you to tailor your home to your style. The kitchen is to be supplied from the Symphony - Milano range, Ashbourne style, see <https://www.symphony-group.co.uk/range/ashbourne/> with integrated Neff appliances. Bespoke bathrooms along the lines of the illustrative photos shown.

Have your home decorated to your colour pallet using the ever popular Farrow and Ball range see <https://www.farrow-ball.com/>

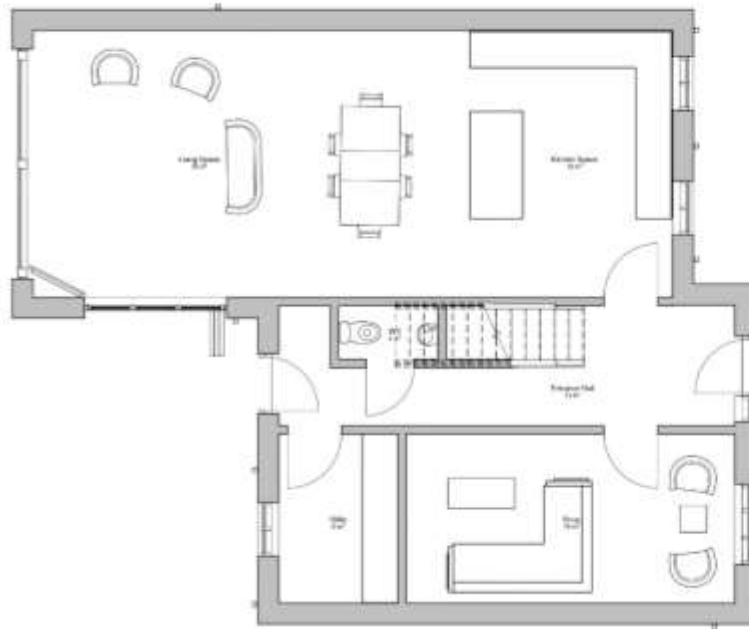
The Shires, plot 1, could well be the home you have been looking for located in this ever popular village to the north of Basingstoke with its ease of access to Reading, Newbury, Winchester along with the main line railway station, 46 minutes to London Waterloo and its connectivity to the west country and the north direct by train

*Note photos are examples only



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Plot 2 - Ground Floor
1 : 50



Plot 2 - First Floor
1 : 50

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