



No Onward Chain Right Choice Estate Agents are delighted to offer to the market this modern family home in the popular village of Herriard. The ground floor entrance hallway leads into an open plan living/kitchen area with solid worktops and integrated appliances ideal for entertaining, a second reception room, utility cupboard and a w/c. The first floor has three bedrooms, the master with en suite, and a family bathroom. Additional features include a garden and two allocated parking spaces.

Location: Herriard is a picturesque Hampshire village located just south of Basingstoke, offering a tranquil rural lifestyle surrounded by rolling countryside and open farmland. Known for its charming character and strong community feel with a Farm shop/Cafe, village hall, and scenic walking routes, making it ideal for those seeking a peaceful setting.

Despite its countryside appeal, Herriard remains conveniently positioned for access to Basingstoke town centre, providing a wide range of shopping, dining, and leisure facilities, along with mainline rail services to London. This combination of rural charm and accessibility makes Herriard a highly desirable location for families, commuters, and those looking to enjoy village living.

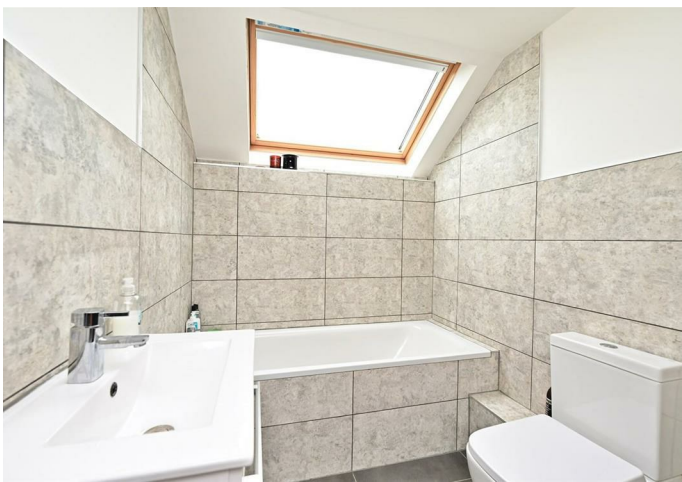
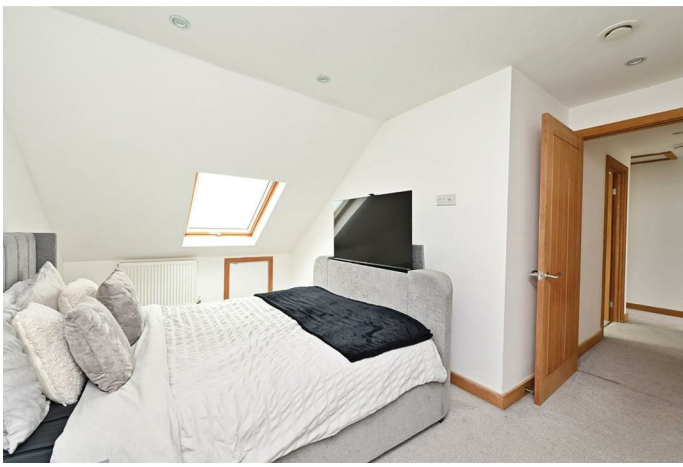
Tenure: Freehold


Estate Charge - tbc

Local Authority: Basingstoke & Deane - Band D

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

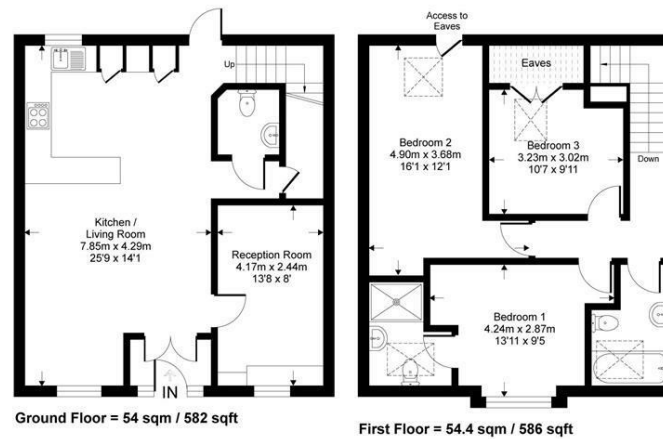




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Summerlea Court

Approximate Gross Internal Area = 108.5 sq m / 1168 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.



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