



**Crown Lane, Old Basing, Basingstoke, Hampshire, RG24 7DN**

**Guide Price £800,000**



Discover your dream home in this exquisite, one-of-a-kind detached house, crafted in 2011 by the renowned local builder, Champion. Nestled in a picturesque location within the conservation area of Old Basing, this home offers breath-taking scenic views over the serene common, while ensuring uninterrupted connectivity for working from home with full fibre broadband. Start your journey on a gravelled driveway that effortlessly accommodates up to five vehicles, seamlessly complemented by a garage equipped with power and generous eaves storage. Step inside through an elegant front entrance into a grand, welcoming hallway that immediately sets the tone for luxury and comfort. To your right, a sunlit study boasts a charming square bay window, creating the perfect ambiance for work from home or relaxation. The expansive sitting and dining areas are artfully divided by stylish oak and glass double doors, presenting an open yet refined atmosphere. Cozy up in the sitting room, featuring a classic stone fireplace with an open fire and French doors leading to a delightful patio, perfect for both quiet evenings and lively gatherings. Enhanced by thoughtful amenities like a coat cupboard, cloakroom, and convenient understairs storage, this home caters to all your needs. Expand your culinary horizons in the chef's paradise of a kitchen/breakfast room, showcasing a dazzling triple aspect layout, sleek shaker-style cream units, and luxurious black granite worktops. The kitchen is fully equipped with premium integrated Bosch appliances, including a dishwasher, fridge/freezer, and an impressive Aga Rangemaster cooker with double ovens, ensuring you can cook with precision and flair. An inset sink paired with a hot water tap adds to the effortless functionality, making everyday tasks a breeze. Transition seamlessly from culinary adventures to laundry tasks in the adjacent utility room, featuring ample storage, a full-height cupboard for the boiler, and space for both a washing machine and tumble dryer. Ascend to the upper level and be greeted by four generously-sized bedrooms, each offering the practicality and elegance of built-in wardrobes. The master suite is a haven of peace, featuring an ensuite bathroom that boasts both a separate shower and a luxurious bath, perfect for unwinding after a long day. The family bathroom continues this theme of relaxation, equipped with a soothing bath for family or guests. Thoughtful design includes additional storage on the landing such as the airing cupboard housing the hot water tank, ensuring all your organizational needs are met. A fully-insulated, lit, and partially boarded loft offers expandable storage space, accessed conveniently from the landing, ideal for stashing away seasonal items or valuables. Outside, the back garden is a spacious delight, intelligently divided into two distinctive sections. One part features a cozy patio area ideal for entertaining or enjoying morning coffee, while the other is enriched with a few trees, presenting a touch of nature's calm. Adding to the garden's charm is an enchanting hexagonal summer house, topped with a shingled roof and fitted with power and lighting, nestled among vibrant flower and shrub borders—perfect for an artist's studio or personal retreat. Additionally discover the charm of working from home with your unique outdoor office space. Surrounded by nature, this characterful wooden building offers the perfect balance of tranquillity and inspiration. Crafted with rustic elegance, its wooden structure seamlessly blends into the natural landscape, creating an idyllic setting for productivity.







- 4 BEDROOM HOME
- STUDY
- SPACIOUS LIVING ROOM
- SEPARATE UTILITY
- MODERN KITCHEN
- BEDROOMS WITH BUILT IN STORAGE
- MASTER WITH ENSUITE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- SUMMER HOUSE
- SEPERATE HOME OFFICE
- AMPLE DRIVEWAY PARKING
- NON RESIDENTIAL AREA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 **rightmove.co.uk**  
The UK's number one property website

 **twitter**

 **Find us on Facebook**

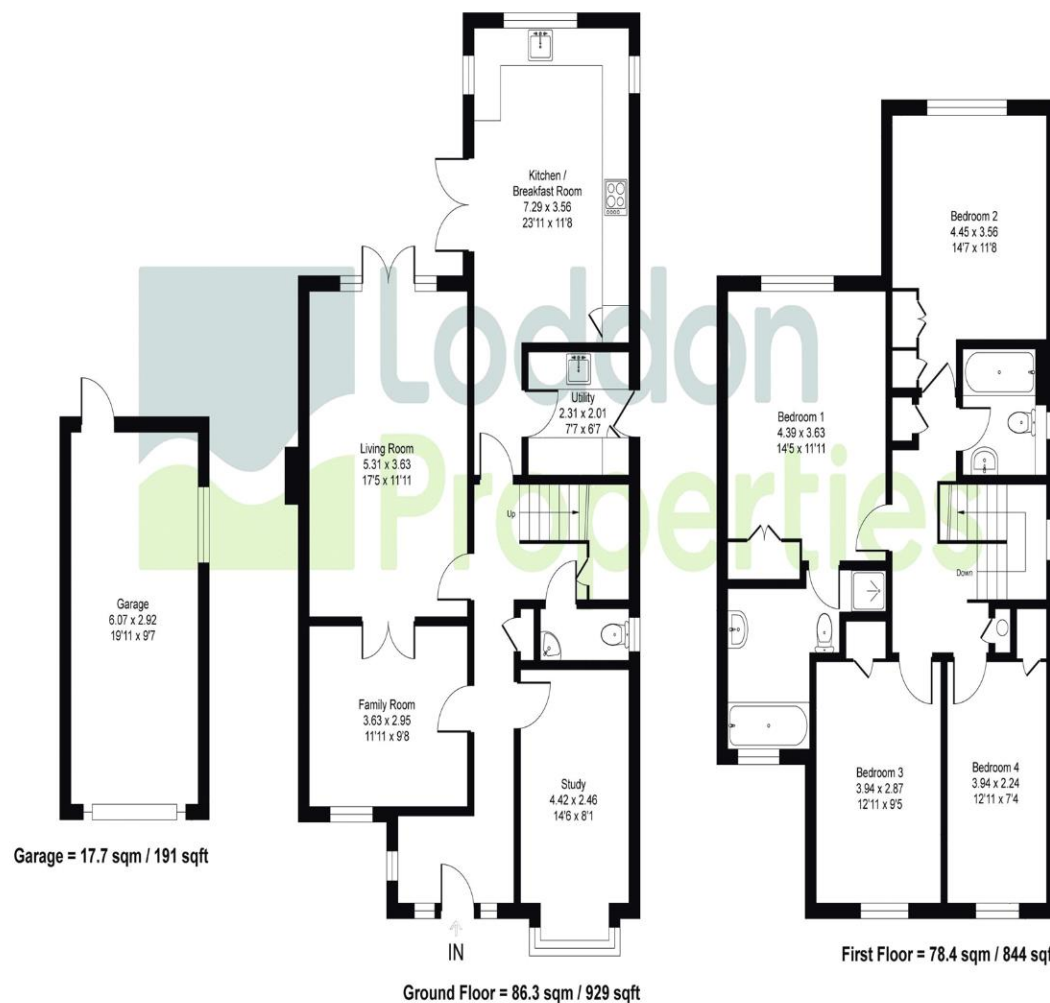
 **The Property Ombudsman**



## Chippings

Approximate Gross Internal Area = 164.7 sq m / 1773 sq ft  
Approximate Garage Internal Area = 17.7 sq m / 191 sq ft  
Approximate Total Internal Area = 182.4 sq m / 1964 sq ft

 **Loddon Properties**



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.

**LODDON PROPERTIES**  
TEL: 01256 808 454

Chineham Shopping Centre Reading Road Chineham Basingstoke Hampshire  
RG24 8BQ  
info@loddonproperties.com  
www.loddonproperties.com