



Higher Mead, Basingstoke, Hampshire, RG24 8YL

Guide Price £585,000

Loddon Properties is thrilled to present this four-bedroom detached family home located in the highly sought-after neighborhood of Lychpit. Perfectly positioned at the end of a quiet cul-de-sac, this home offers the perfect blend of comfort, convenience, and elegance! Step inside a welcoming entrance hall leading to a cozy study, and dual-aspect living room. The open-plan kitchen/dining area, featuring integrated appliances, is ideal for both casual meals and formal dinners. Enjoy the added benefit of a convenient WC and seamless access through the utility room to the double garage. The upper floor includes four generously sized bedrooms. The master suite is a true retreat with built-in wardrobes and a private ensuite shower room. A stylish three-piece family bathroom and a handy storage cupboard complete this floor. Outside, indulge in the luxury of a fully enclosed garden with a patio, perfect for al fresco dining and entertaining. To the front, you will find driveway parking for multiple vehicles and a double garage ensuring plenty of space for family and guests. Lychpit offers a convenient lifestyle with a nearby convenience store, takeaway, restaurant, and the Binfields and St. Marys well renowned schools. Enjoy the local riverside pub or explore the Chineham Shopping Centre. Basingstoke's extensive amenities, including indoor skydiving, an ice rink, museums, and theatres, are easily accessible. Commute effortlessly with the mainline railway station (London Waterloo in 45 minutes) and the M3 motorway at Junction 6. Join Us for the Open Day on Saturday, 26th October. Contact the team at Loddon Properties today to book your viewing! This home is a rare find in a premier location. Don't miss out on the opportunity to make it yours! Tenure: Freehold Council Tax Band: F EPC Rating: C





- FOUR BEDROOM EXECUTIVE HOME
- OPEN PLAN KITCHEN/DINING ROOM
- LARGE LIVING ROOM
- STUDY
- UTILITY
- EN-SUITE
- FAMILY BATHROOM
- GARAGE & DRIVEWAY PARKING
- PRIVATE ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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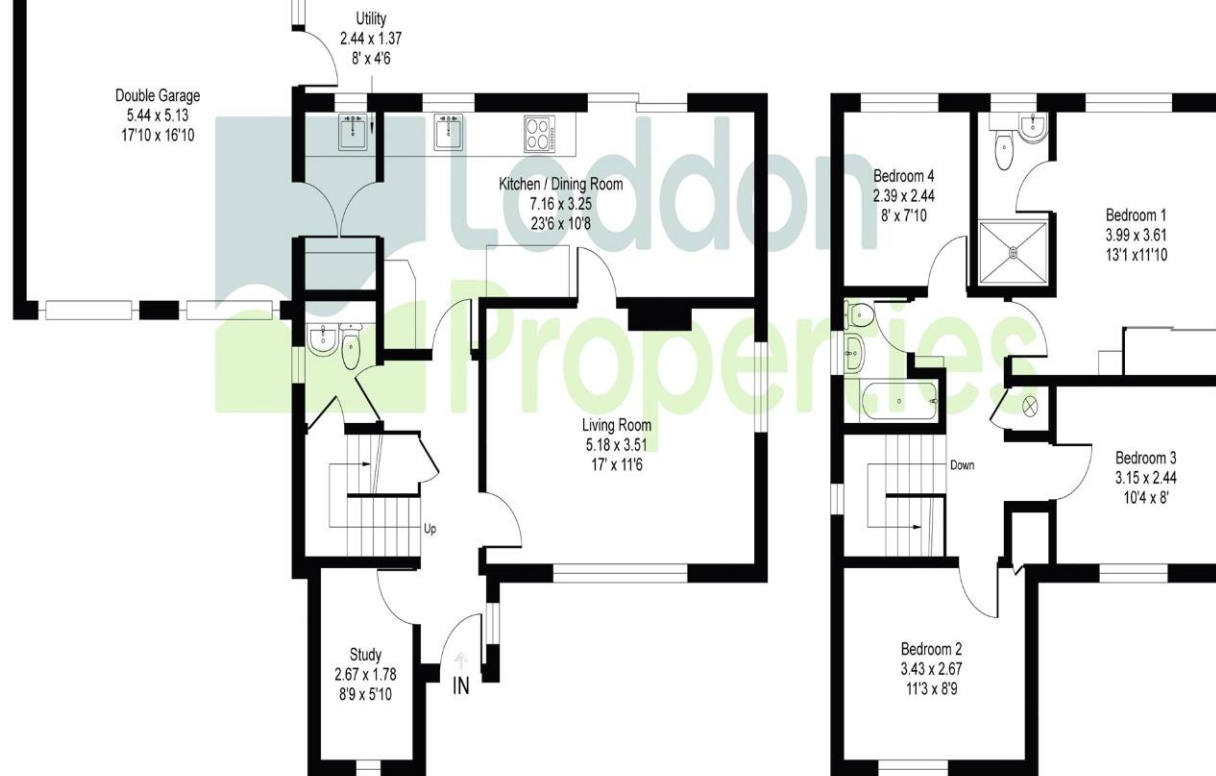
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**The Property
Ombudsman**

Higher Mead

Approximate Gross Internal Area = 115 sq m / 1238 sq ft
Approximate Garage Internal Area = 27.8 sq m / 300 sq ft
Approximate Total Internal Area = 142.8 sq m / 1538 sq ft

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Properties**



Ground Floor = 60.5 sqm / 652 sqft

First Floor = 54.4 sqm / 586 sqft

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

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