



**Barron Place, Basingstoke, Hampshire, RG24 9JS**

**Offers Over £535,000**



Discover the epitome of luxury and serenity with LODDON PROPERTIES A spectacular, executive detached home. Nestled within meticulously landscaped gardens, this haven promises a tranquil escape, perfectly set within walking distance of Weybrook Park Golf Club and enchanting countryside walks, ensuring unrivaled privacy and elegance. Step inside to unparalleled versatility and style: the ground floor unveils an inviting entrance hall, leading to a sophisticated living area with a stunning fireplace, leading into an opulent dining room. From the dining room make your way through to the conservatory which glides effortlessly through sliding doors into your private garden sanctuary. The airy, modern kitchen boasts abundant storage and top-tier appliances. A separate utility room offers additional convenience with a garden-access door and sink, the utility leads to the large cloakroom. Ascend to the first floor to discover a thoughtfully designed family bathroom, complemented by a pristine bath and shower over. This level hosts four luxurious double bedrooms. The master suite, your private retreat, includes a meticulously crafted en-suite with a shower. Embrace the allure of a south facing garden that promises peace with its mature landscaping, complete with an inviting patio and lush lawn. Convenience is key with side access, secured by an elegant gate. Positioned in the coveted Parish of Rooksdown, this residence offers seamless access to North Hampshire Hospital, esteemed local schools, dependable childcare facilities, and a charming range of amenities, from shops and hairdressers to a cozy Costa Coffee. Enjoy the ease of commuting with close proximity to the M3, A339, and swift connections from Basingstoke to London and Reading via regular train services. This is more than just a home; it's a lifestyle. Immerse yourself in unparalleled luxury and convenience today! Call now to book your private viewing appointment! OPEN DAY 15th February! TENURE: Freehold EPC RATING: TO FOLLOW COUNCIL TAX BAND: E This home is ideally situated in the Parish of Rooksdown, which is, within walking distance to North Hampshire Hospital, excellent local schools, childcare facilities and a range of amenities including shops, hairdressers and a costa coffee! close to the M3 and A339 for commuters and close to Basingstoke town centre which has great commuter links to London and Reading with regular train services.







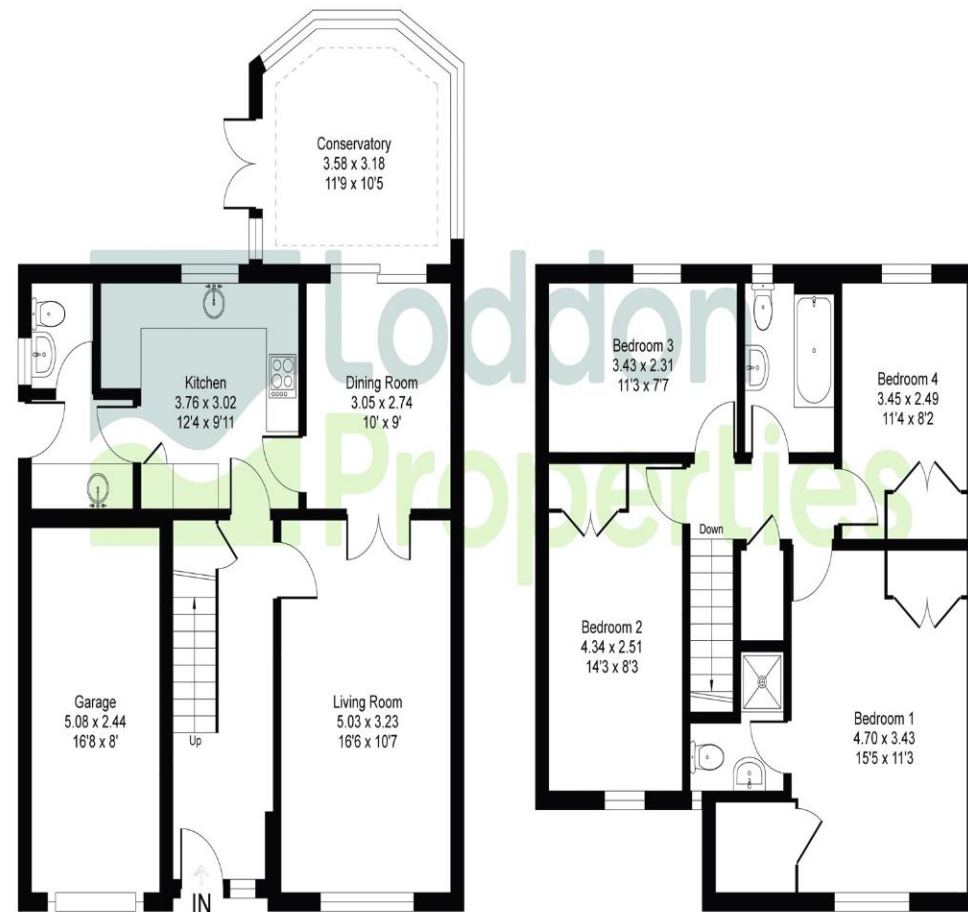
- FOUR BEDROOM EXECUTIVE HOUSE
- LARGE LIVING ROOM
- SEPERATE DINING ROOM
- MODERN KITCHEN AND UTILITY
- CONSERVATORY
- EN-SUITE TO MASTER
- THREE PEICE FAMILY BATHROOM
- CLOAKROOM
- SEPARATE UTILITY
- GARAGE & PLENTY PARKING
- WOODLAND WALKS
- PRIVATE ENCLOSED SOUTH FACING GARDEN
- WALKING DISTANCE TO HOSPITAL
- WALKING DISTANCE TO LOCAL AMENITIES





## Barron Place

Approximate Gross Internal Area = 124.3 sq m / 1338 sq ft  
 Approximate Garage Internal Area = 11.9 sq m / 129 sq ft  
 Approximate Total Internal Area = 136.2 sq m / 1467 sq ft



Ground Floor = 62.9 sqm / 678 sqft

First Floor = 61.3 sqm / 660 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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