



**Torque Close, Rooksdown, Hampshire, RG24  
9YL**

**Guide Price £500,000**



Loddon Properties is delighted to showcase this stunning four-bedroom family home, move-in ready with no onward chain! Located in the prestigious David Wilson Homes development in Gillies Meadow, Rooksdawn, this home combines modern elegance with a serene woodland backdrop, offering privacy and peace of mind. Step into an oasis of calm and sophistication, where the sunlit living room invites you to relax or entertain in style. The seamless flow continues to the contemporary kitchen/diner, where culinary dreams come true. Equipped with high-end integrated appliances, including a 5-ring gas hob, integrated oven, fridge/freezer, and dishwasher, it's a chef's paradise. Double French doors open to an immaculately presented private garden, the perfect setting for alfresco dining and memorable family gatherings. Ascend to discover three spacious double bedrooms and a cozy single room, offering ample comfort for the entire family. The master bedroom boasts an en-suite shower room, ensuring your own private retreat. The modern family bathroom features a shower over the bath, catering to family needs with style. Practicality meets elegance outside, with a private driveway accommodating multiple cars and a garage for extra storage. Side access to both the utility room and garden makes daily life a breeze. Energy-efficient solar panels offer an eco-friendly touch, reducing bills while being kind to the planet. Positioned perfectly for family convenience, the location offers excellent transport links to the M3 and A339, making commuting a breeze. Basingstoke town centre is just a short drive away, providing access to shopping, dining, and entertainment. This home in Rooksdawn is more than a residence; it's a lifestyle. Envision your family's next chapter here, surrounded by tranquility and modern comforts. Don't miss the opportunity to make this charming property your forever home. OPEN DAY: Saturday 5th April  
TENURE:FREEHOLD EPC: B COUNCIL TAX: D





- 4 BEDROOMS
- CLOAKROOM
- UTILITY ROOM
- LARGE KITCHEN/DINER
- EN-SUITE TO MASTER
- PRIVATE ENCLOSED REAR GARDEN
- SOLAR PANELS
- DRIVEWAY PARKING FOR MULTIPLE CARS
- GARAGE
- BEAUTIFUL SETTING OVERLOOKING WOODLAND



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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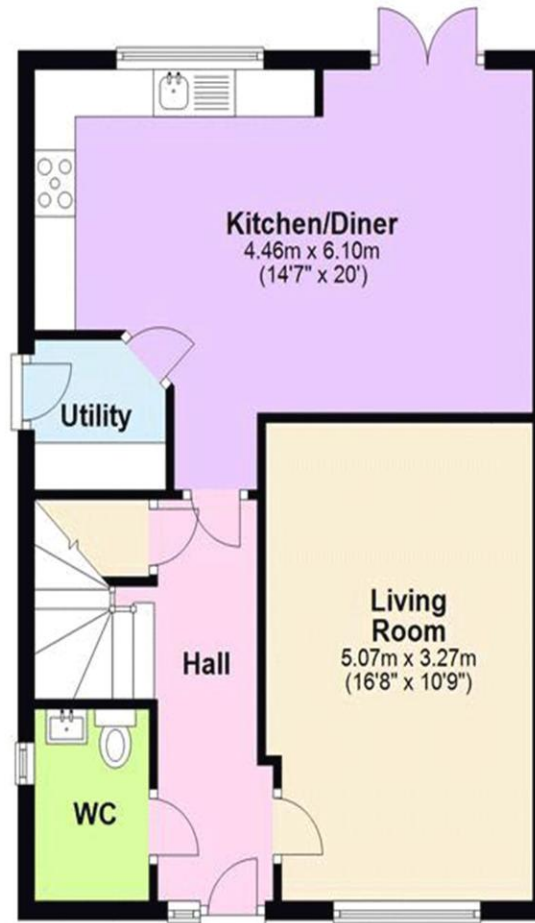
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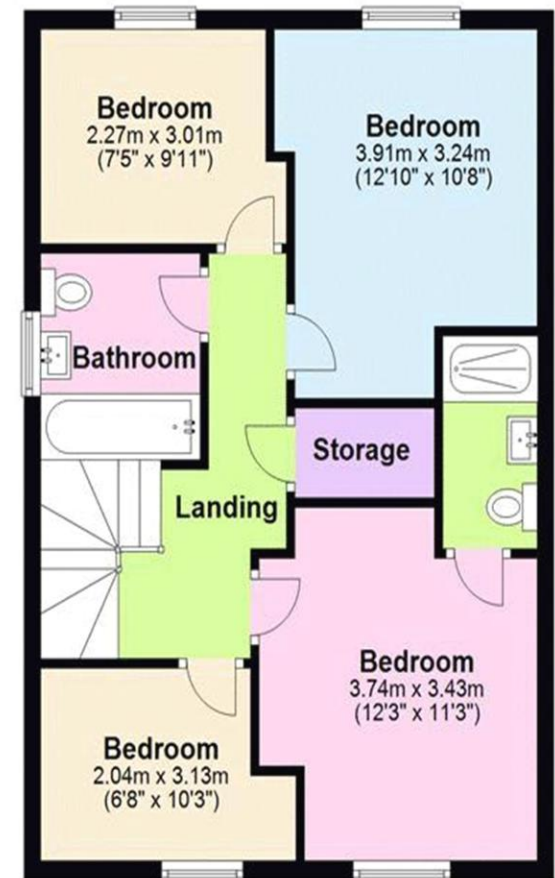
## Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



## First Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



Total area: approx. 107.5 sq. metres (1157.2 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty.

Plan produced using PlanUp.

LODDON PROPERTIES

TEL: 01256 808 454

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