



Divot Way, Rooksdown, Basingstoke, RG24 9YE

Offers Over £425,000

Loddon Properties are delighted to present to the market this beautifully presented, four-bedroom townhouse located in Divot Way. This stunning home is set back from the road with the added benefit of driveway parking for multiple vehicles, offering convenience and curb appeal in equal measure. The property boasts an exceptional, larger-than-average rear garden that has been meticulously landscaped to create the perfect outdoor retreat. The heart of the garden is a substantial pergola with a patioed seating area, complete with a rain cover, making it the ideal space for entertaining, BBQs or simply relaxing all year round. Beyond the patio, the garden features a well-maintained manicured lawn framed by charming, mature shrubbery and carefully placed planting, creating a tranquil and private oasis. Inside, the accommodation is arranged over three floors and presented to an impeccable standard throughout. The ground floor offers a welcoming entrance hall, modern and stylish kitchen to the front of the property, and a convenient downstairs WC. To the rear, the spacious open-plan living and dining area provides the perfect setting for family life and entertaining, with French doors leading directly out onto the impressive garden. The first floor comprises two generous bedrooms and a modern family bathroom. Ascending to the second floor, you will find the impressive principal bedroom, a large double room with fitted wardrobes along one wall, offering both style and practicality. This room enjoys plenty of natural light and provides a calm and relaxing space, complete with a modern en-suite shower room. Bedroom two, also a spacious double, features fitted wardrobes and is a versatile space suitable as a guest room or additional family bedroom. Perfectly positioned for easy commuting, this property is close to the M3 and A339, and just a short distance from Basingstoke town centre with its excellent transport links to London and Reading via regular train services. Rooksdown is a desirable area, offering a friendly community feel with convenient access to local shops, parks, and green spaces, as well as well-regarded schools and everyday amenities. This beautifully presented home offers an exceptional balance of indoor comfort and outstanding outdoor space. With its driveway parking for multiple vehicles, manicured garden and fitted storage this property is perfect for growing families, professionals, or those who love to entertain. Early viewing is highly recommended to truly appreciate the quality, space, and lifestyle this home offers. Open Day: Saturday 19th July – Don't miss out! Call now to book your exclusive viewing appointment. Tenure: Freehold Council Tax: E EPC: B





- FOUR-BEDROOM TOWNHOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN FULLY FITTED KITCHEN
- SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DOUBLE BEDROOMS WITH FITTED WARDROBES
- LARGE, LANDSCAPED REAR GARDEN
- STUNNING PERGOLA WITH PATIOED SEATING AREA
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- WALKING DISTANCE TO NORTH HANTS HOSPITAL
- GREAT COMMUTABILITY



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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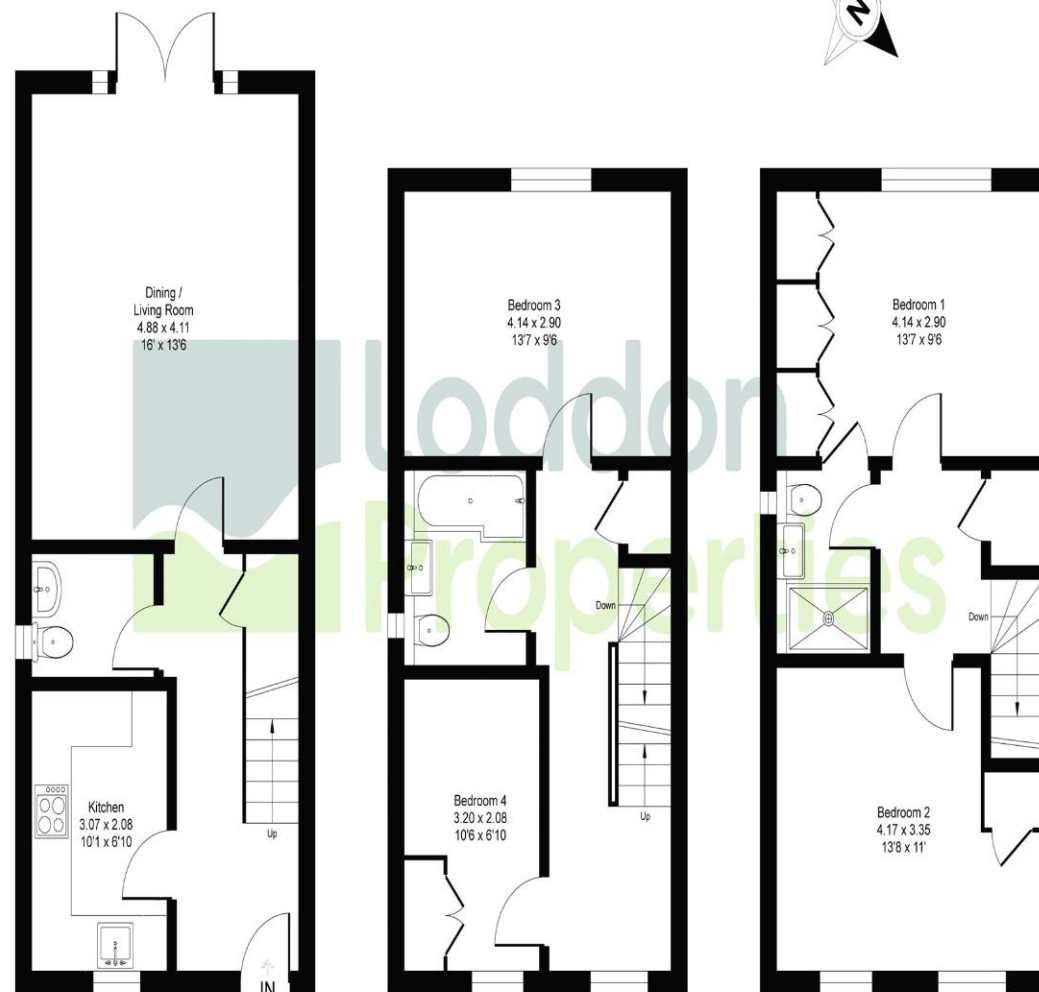
 **The Property Ombudsman**

Divot Way

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft



 **Loddon Properties**



Ground Floor = 39.4 sqm / 425 sqft

First Floor = 35.1 sqm / 378 sqft

Second Floor = 35.1 sqm / 378 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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