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Gage Close, Lychpit, Basingstoke

Guide price £700,000

BELVOIR!



Key Features

- > Wonderful detached family home
- > Quiet exclusive cul-de-sac in Lychpit
- > Four bedrooms with en-suite to the main bedroom
- > Sitting room into superb garden room extension
- > Kitchen/breakfast/diner
- > Office/study
- > Warm air central heating
- > Tenure: Freehold
- > Lovely private gardens
- > Double garage and driveway



INTRODUCTION

A wonderful modern detached family home in a quiet exclusive cul-de-sac, where homes rarely become available, positioned close to amenities and the town centre. The present owner has undertaken a range of improvements and alterations including a stunning ground floor extension to create a garden room off the main sitting room.

PROPERTY

On entry to the property at the front, you proceed into a spacious entrance hall which serves the majority of the ground floor rooms. To the left of the hall is the main reception space which includes a sitting room, feature fireplace and aspect to the front, whilst opening directly into a magnificent garden room extension, completely open plan from the sitting room and with panoramic views of one side of the garden. The kitchen/breakfast/dining room is to the rear of the hall and spans a large portion of the full width of the rear of the house and has a range of fitted wall and base units, appliances and worktops with a dining area to the far-left hand side and a breakfast area to the right hand side.



There are two access points to the garden from this room. Finally, an office/study is accessed from the hallway and a WC with (plumbing for washing machine) completes the ground floor accommodation.

From the entrance hall, stairs rise to the first floor and lead to a landing which serves all the rooms upstairs. There are three excellent sized double bedrooms and a fourth (single) bedroom with an en-suite to the main bedroom and a family bathroom.

OUTSIDE

The gardens and grounds of this property are a delightful feature with large areas of mature shrubs and trees together with low-maintenance borders, patio terraces and lawns extending to three sides of the property. A superb patio terrace behind the garage and adjoining the side door by the kitchen is a lovely feature of the garden, which is very private, yet enriched with colour and style. There is a double garage to the front, right hand side of the property with off road parking for a couple of vehicles.

LOCATION

Gage Close is an exclusive small cul-de-sac in Lychpit, conveniently positioned close to amenities and the town centre, yet also within easy reach of open country and excellent road links. The Millfield nature reserve lies 150m from the property with the Basing House ruins, dating from 1535, two minutes further. The town centre and railway station is accessible within 1.5 miles. The station provides fast links to London and the south coast, and the M3 motorway at Junction 6 also links to London.

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band: F

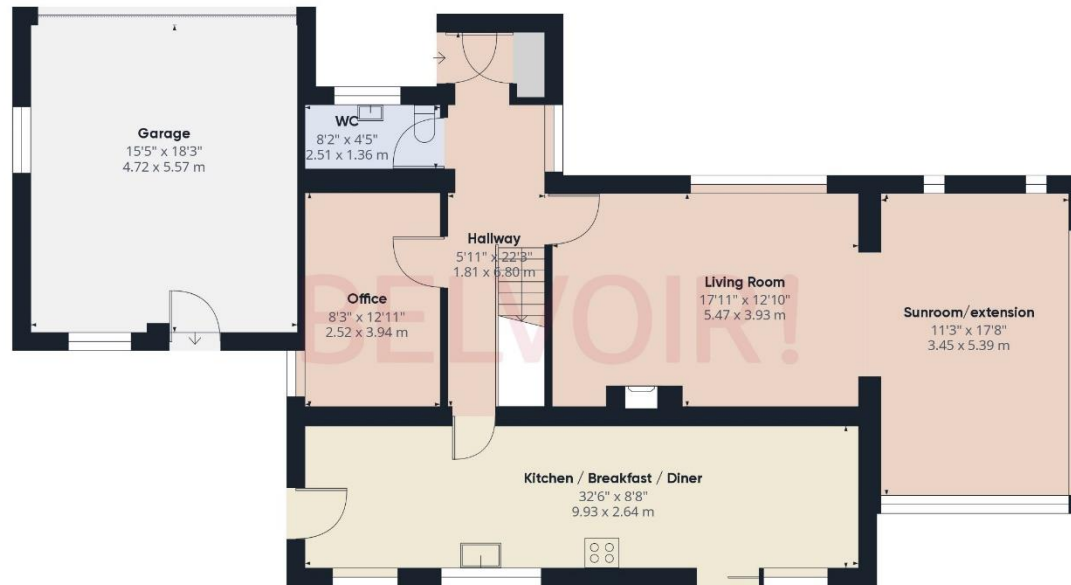
EPC

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

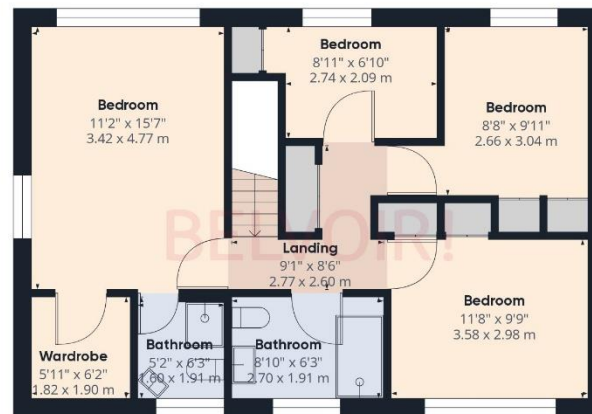








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1965.37 ft²

182.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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