



5  2  2 

Marshcourt, Lychpit, Basingstoke

Guide price £575,000

BELVOIR!



Key Features

- > Spacious imposing detached family home
- > Five bedrooms
- > Living room with balcony
- > Dining room
- > Study/Occasional bedroom 5
- > Kitchen/breakfast room
- > Double garage
- > Large garden
- > Tenure: Freehold
- > EPC rating D



PROPERTY

The front entrance is reached via steps from the street and driveway. On entry to the property, you proceed into a spacious entrance hall which serves all the ground floor rooms. To the right of the hall is a good-sized double aspect reception room with views over the garden to the rear as well as the front and balcony which itself has far reaching views (via a patio door). Other rooms on this floor include a study/occasional bedroom 5, dining room/occasional bedroom 6, and a kitchen/breakfast room which also has a door to the outside side and rear garden. There is also a ground floor WC. Stairs from the hall go down to the integral double garage.

From the entrance hall, stairs rise to the first floor and lead to a spacious bright landing with aspect to the rear. There are four good sized bedrooms with an en-suite to the main bedroom and a family bathroom.



OUTSIDE

The gardens and grounds of this property are spacious with a major feature being the aspect to the rear over trees and woodland. There is access around both sides to the rear, and the garden requires cultivation.

LOCAL AUTHORITY Basingstoke & Deane

COUNCIL TAX Band F

TENURE Freehold

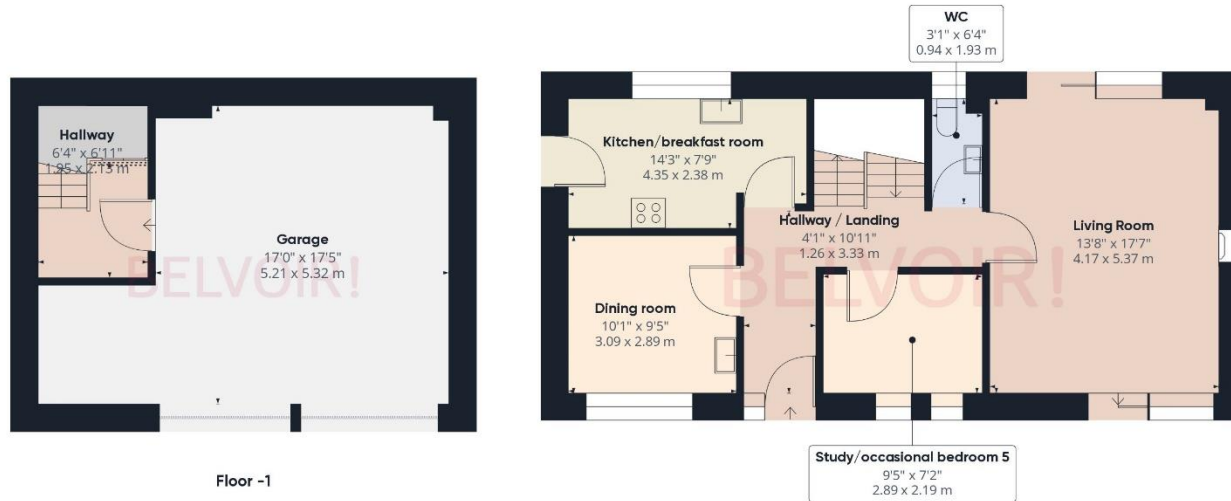
EPC D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

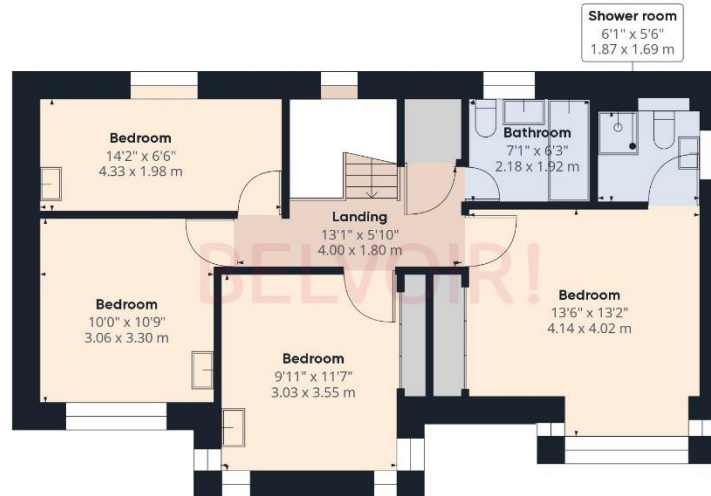






Floor -1

Ground Floor



Floor 1

Approximate total area⁽¹⁾

1752.58 ft²
162.82 m²

Reduced headroom

1.28 ft²
0.12 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

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

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800