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Winchester Road, Basingstoke

OIEO £550,000

BELVOIR!



Key Features

- > Stunning fully renovated and enlarged family home
- > Close to town centre in Winchester Road
- > Four Bedrooms
- > En-suite to the main bedroom
- > Impressive open plan kitchen/living room/diner
- > Separate family bathroom & ground floor shower room

PROPERTY:

This stunning fully renovated and substantially enlarged four-bedroom family home offers a perfect blend of contemporary design and traditional features, creating a welcoming and comfortable family residence. The property has been extended and enlarged significantly from the original bungalow by creating a completely new first floor with high end fittings throughout and a highly versatile layout to suit the demands of the modern family.

GROUND FLOOR:

As you enter the property from the main side entrance, you are greeted by a stunning galleried landing and a spacious reception hall which sets the tone for the rest of the home with an abundance of natural light flooding in. This room provides access to all the ground floor rooms which include two double bedrooms to the front and a shower room to the right of the reception hall. There is a study/vestibule area to the left-hand side of the inner hall which provides access to a small courtyard area laid to shingle. To the rear of the ground floor, a superb kitchen/living room/dining room fuses traditional and contemporary





designs, creating a unique and stylish space for entertaining with near full width bi-fold doors to the rear garden and patio. The kitchen is fitted with a range of high-end wall and base units with quality appliances and also provides access to the utility room which has further worktops and units as well as space for white goods appliances.

FIRST FLOOR:

Upstairs, the enlarged footprint offers two excellent bedrooms with an en-suite to the main bedroom and a Juliet balcony providing a pleasant aspect from the main room overlooking the garden. The family bathroom and en-suite shower room have high-end modern fixtures and fittings, ensuring comfort and convenience. There is additional eaves storage in the landing area.

OUTSIDE:

The property boasts a pleasant sunny south facing rear garden including a patio terrace and detached timber home office/store to the rear. There is off road parking for three vehicles to the rear of the boundary, with vehicular access from a quiet lane to the rear. The front garden is laid to shingle with a timber five-bar gate to be erected providing additional seclusion.

Overall, this property is an exceptional family home, offering ample space, modern features, and traditional design elements. Its convenient location for town centre access and impressive list of features make it a must-see property for anyone looking for a spacious family home close to Basingstoke town centre.

LOCATION:

The property is conveniently positioned in Winchester Road, close to the town centre, Queen Marys College, Cranbourne secondary school and St Johns Primary school. The town centre is accessible by foot in approximately 10 minutes and the mainline railway station in 15 minutes. 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: D

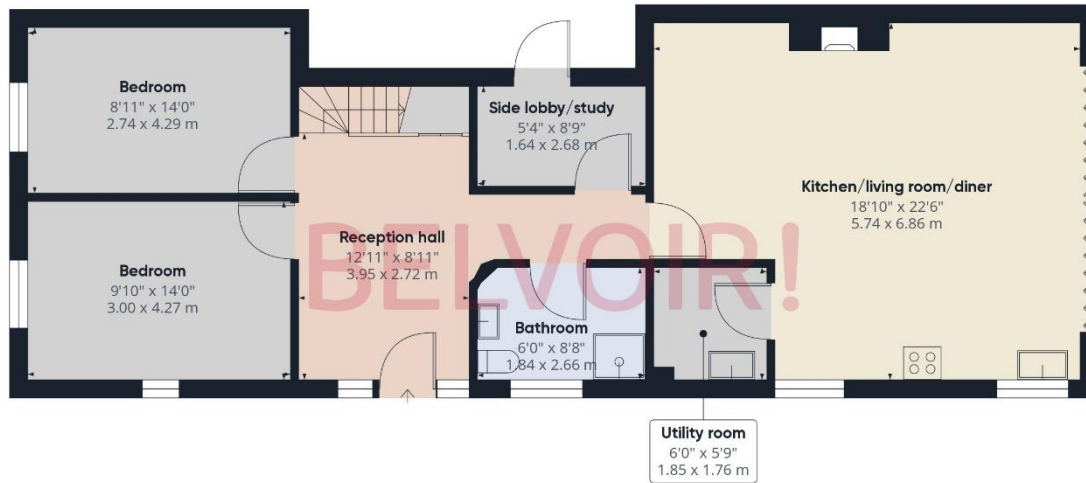
TENURE: Freehold

EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

1632.66 ft²
151.68 m²

Reduced headroom

95.71 ft²
8.89 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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