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Sheepwash Court, Basingstoke

Guide price £630,000

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Key Features

- > Substantially enlarged detached family home
- > Popular Rooksdown location
- > Five bedrooms over three floors
- > Three reception rooms
- > Stunning open plan kitchen/diner
- > Three bath/shower rooms
- > Dressing room to main bedroom
- > Lovely rear garden with patio terrace
- > Garage & driveway parking



INTRODUCTION

Nestled within the sought-after Rooksdown development, this detached family home offers approximately 2000 sq. ft. of thoughtfully designed living space, including a spacious garage, perfect for both family life and professional needs. High quality finishes, contemporary fittings, and an intuitive layout ensure that every room is both functional and aesthetically pleasing.

Externally, the property benefits from a private garden, offering a secluded outdoor space for relaxation and entertaining. Located on the northern edge of town, this property ensures convenient access to a range of local amenities, including shops, reputable schools, and excellent transport links, making daily errands and commuting effortless.

This beautiful home is an excellent choice for those seeking a modern lifestyle in a peaceful yet well-connected community, offering the perfect balance of privacy, convenience and contemporary design.



ACCOMMODATION

Upon entry, you are welcomed into a spacious entrance hallway, complete with a convenient ground-floor WC. To the left, a stunning open plan kitchen/dining room enjoys both front and rear aspects, offering a beautifully designed space fitted with high-quality wall and base units, complementing worktops, and stylish appliances. To the right, a bright and airy living room, also benefiting from dual aspects, provides a comfortable retreat.

At the rear, the property opens out into a superb conservatory, seamlessly accessed through the kitchen. This delightful space further connects to the garden, creating an ideal flow between indoors and outdoors.

Upstairs, the first-floor landing leads to three well-appointed bedrooms. The principal bedroom enjoys the luxury of an en-suite shower room and a private dressing area, while the remaining two bedrooms are served by a modern family bathroom.

A second staircase rises to the top floor, where a landing provides access to two additional bedrooms. These bedrooms are linked by a small corridor, which leads to a shared shower room, creating a practical and well-designed layout.

OUTSIDE

Externally, the property benefits from a front-facing driveway offering convenient off-road parking in front of the garage. To the rear, a beautifully maintained garden unfolds, primarily laid to lawn, creating a serene retreat. A thoughtfully designed patio terrace extends from the house, providing an ideal setting for alfresco dining, entertaining, or simply unwinding with a cup of tea while enjoying the peaceful surroundings. The rear boundary is framed by a high-level brick wall, ensuring privacy and a sense of seclusion, further enhancing the garden's appeal.





LOCATION

Rooksdown, situated north of Basingstoke town centre, offers a well-connected location with a range of shopping and leisure facilities, a primary school, and the hospital nearby. The town centre is easily accessible, with both bus and rail stations within a couple of miles. Rail services provide swift links to London Waterloo in approximately 50 minutes, while the M3 motorway offers direct access to London and the south coast within a few miles.

LOCAL AUTHORITY: Basingstoke & Deane

TENURE: Freehold

COUNCIL TAX: E

EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Sheepwash Court, Basingstoke, RG24

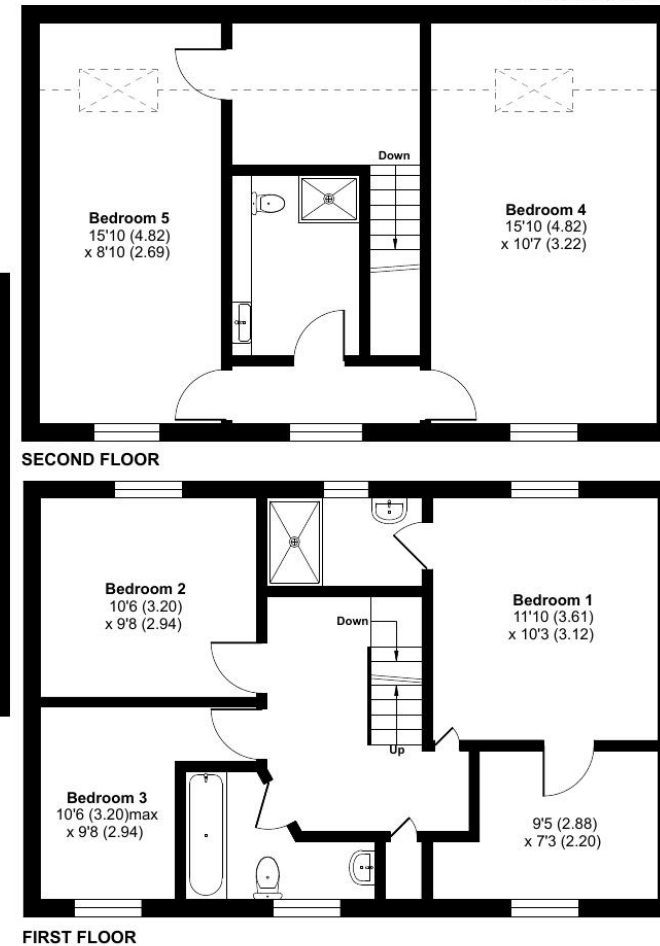
Approximate Area = 1762 sq ft / 163.6 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 2057 sq ft / 191 sq m

For identification only - Not to scale



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