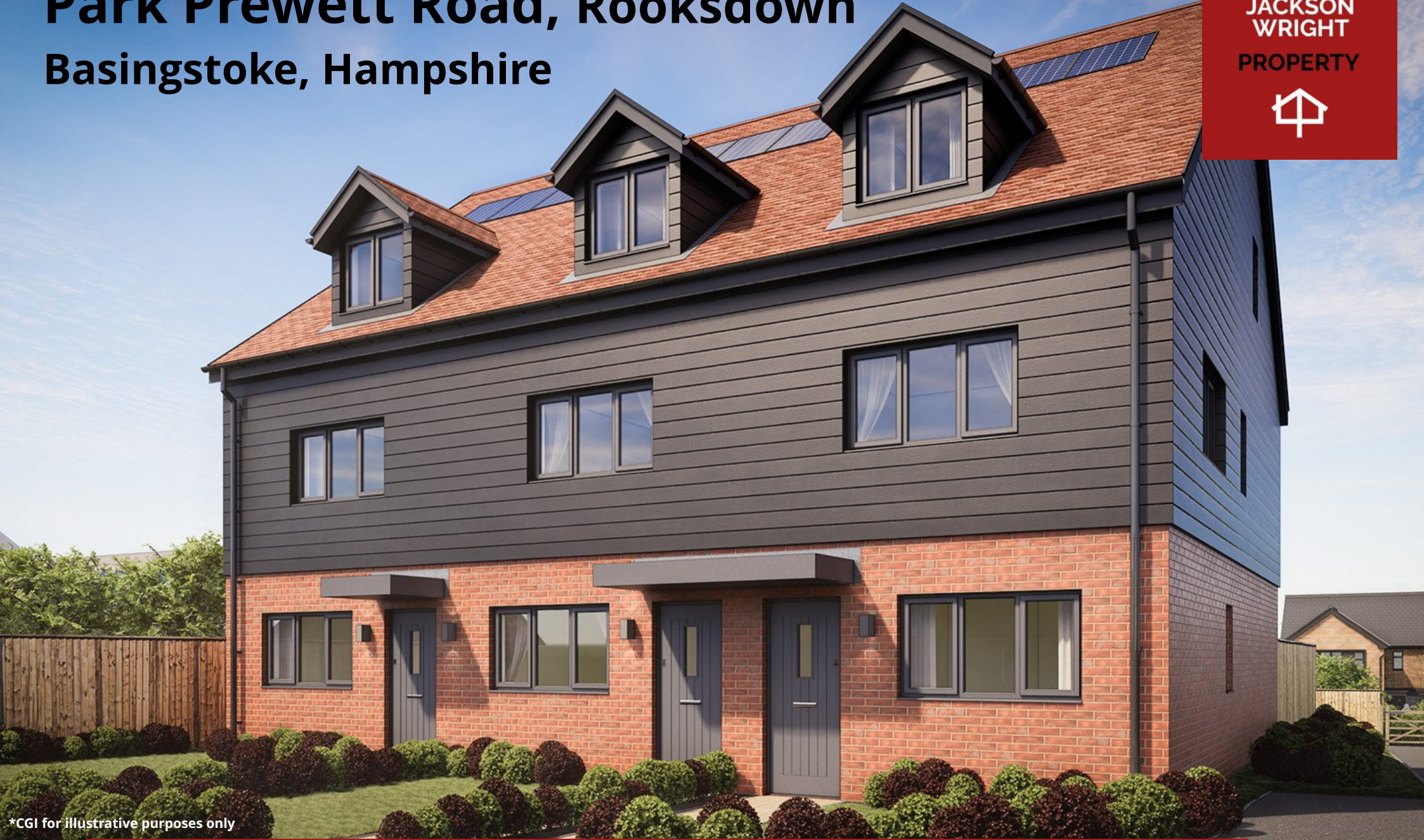


Park Prewett Road, Rooksdown Basingstoke, Hampshire

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The Rooksdown Residential Development

Situated within walking distance of Basingstoke Hospital, The Rooksdown Residential Development boasts an ideal location, offering residents easy access to a plethora of amenities. From a local supermarket to healthcare facilities, a golf club, hairdressers, coffee shops, and local schools, the area caters to diverse needs. Nestled amidst picturesque tree-lined surroundings, Rooksdown fosters a vibrant community ambiance, complemented by woodland walks. The nearby M3 and A339 ensure seamless connectivity to London, the South Coast, and Newbury, while Basingstoke Mainline Train Station facilitates swift travel to various destinations.

Moreover, within the popular residential area of Rooksdown, convenience stores, schools, cafés, a pharmacy, and North Hampshire Hospital contribute to residents' convenience and well-being. Abundant parks like Rooksdown Park offer opportunities for leisurely strolls and enjoying fresh air. For urban indulgence, Basingstoke Town Centre beckons with its Festival Place Shopping Centre and The Malls, housing a myriad of shops, eateries, bars, and entertainment venues. With bus stops nearby and efficient transport links via the M3, A33, and A339, Rooksdown presents an idyllic blend of suburban tranquillity and accessibility for travel and commuting.



Basingstoke, Hampshire

Basingstoke, the largest town in Hampshire boasts a thriving community with a population surpassing 170,000 individuals. Nestled amidst picturesque rolling countryside, the town exudes vibrancy and connectivity. Basingstoke is well-endowed with an array of leisure and recreational facilities, enriching the quality of life for its residents. Its strategic location makes it an excellent commuter hub, facilitating convenient access to major destinations such as London, Reading, and both the South and North of England. Moreover, Basingstoke offers its residents a delightful taste of the south coast, with the shores accessible by car in less than an hour. This unique blend of urban amenities and proximity to natural beauty positions Basingstoke as a desirable and well-rounded locale for both residents and visitors alike.

The History of Park Prewett Hospital

Park Prewett Hospital, located northwest of Basingstoke in Hampshire, had a storied history spanning from its acquisition in 1899 to its closure in 1997. Originally earmarked for development as a psychiatric hospital, delays due to reduced demand for mental health services pushed the commencement of construction by George Thomas Hine to 1913. The facility, initially utilised by the Canadian Army Medical Corps during World War I as 'Number Four Canadian General Hospital,' later reopened as Park Prewett Mental Hospital in 1921, accommodating 1,400 patients by 1939. Throughout World War II, the hospital saw military use again, hosting a treatment centre for facial injuries under the renowned plastic surgeon Sir Harold Gillies. In 1948, it transitioned into the National Health Service as Park Prewett Hospital, facing challenges with the introduction of Care in the Community in the 1980s.

A significant setback occurred in 1981 when the hall burned down, only to be meticulously reconstructed to its original design at considerable expense. However, the hospital experienced a period of decline leading to its eventual closure in 1997, marking the transfer of remaining patients to new facilities.

In 2005, English Partnerships acquired Park Prewett, initiating a redevelopment project with new buildings and the conversion of old hospital blocks into housing and community facilities. The resulting housing development, named "Limes Park," became the nucleus of a fresh civil parish known as Rooksdown, contributing to the evolving legacy of the historic Park Prewett Hospital site.



Eastrop Park, Town Centre

Property Description

Located within a sought-after residential development towards the north-west of Basingstoke Town Centre, this enchanting collection unveils three luxurious three-bedroom town houses.

On the ground floor, the homes present a harmonious blend of functionality and style. Featuring a well-appointed kitchen and a separate spacious lounge/dining area. The latter opens effortlessly to the outdoors through double doors, leading to a secluded rear garden—a peaceful sanctuary for unwinding. The convenience of modern living is heightened by an additional downstairs cloakroom on this level

Ascending to the first floor reveals two generously proportioned double bedrooms and a tastefully designed family bathroom, exuding comfort and elegance.

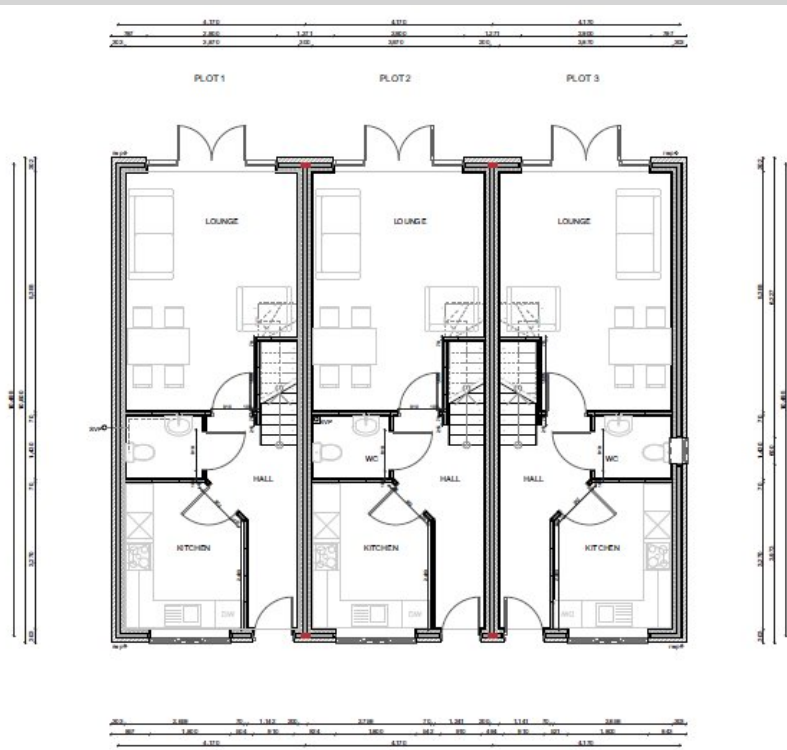
The second floor crowns the residences with a master bedroom, complete with an en-suite, offering a private sanctuary elevated above the rest. Adding to the allure of this floor is a meticulously designed additional study room, offering a tranquil space tailored for creative minds to flourish. Whether for work or leisure, this thoughtfully crafted area provides the perfect retreat within the confines of home.

Beyond the interiors, each property boasts outside rear amenity space, featuring a private enclosed rear garden—a tranquil haven for outdoor enjoyment. Adding to the allure, off-road allocated parking for two vehicles in tandem per household ensures both convenience and exclusivity for residents. These town houses epitomise contemporary luxury living, combining thoughtful design and prime location for an exceptional residential experience.

Site Plan



Floor Plans



Ground Floor

Internal Measurements:

108.2sq m - 1164sq ft

Floor plan layout is for illustrative purposes only and bathroom, en-suite and kitchen layouts can be subject to alteration



First Floor



Second Floor

Specifications

- Fully fitted modern kitchens housing built-in appliances
- Tiled bath and shower areas, and tiled splashbacks to bathroom/en-suite basins
- White bathroom/en-suite sanitary ware
- Radiator heating
- Combi boiler



'Modern & Contemporary style'



- Block paved driveways
- Full height fencing to gardens
- Pendant lighting in bedrooms, study and living room/dining room
- Downlighting in hallway, kitchen, bathroom and en-suite
- Smoke alarms
- Fibre Broadband
- Modern architrave and skirting in all rooms to give a stylish finish
- Internal doors - elegant five-panel design creates a subtle, geometric look. It has a specially engineered core made of fire-resistant flaxboard, which provides up to 30 minutes of protection against smoke and flames. Complimented by stainless-steel ironmongery finished in satin



Images are for illustrative purposes only and some specifications could be subject to change

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