



Right Choice Estate Agents are proud to bring to market this distinguished detached residence, enviably positioned on the prestigious Kempshott Lane, one of the area's most sought after addresses.

Upon entering, you are welcomed by an impressive entrance hallway that sets the tone for the generous proportions and elegant flow throughout the home. The ground floor offers four beautifully appointed reception rooms, providing exceptional flexibility for formal entertaining, relaxed family living, or the option of additional bedrooms. A superb kitchen/breakfast room is complemented by a separate utility room and a stylish cloakroom.

To the first floor, the home continues to impress with four generously proportioned double bedrooms. The principal suite boasts a private en suite and a dressing room, while a well appointed family bathroom serves the additional bedrooms.

Further benefits include a generous rear garden offering privacy and tranquillity, as well as ample driveway parking to the front.

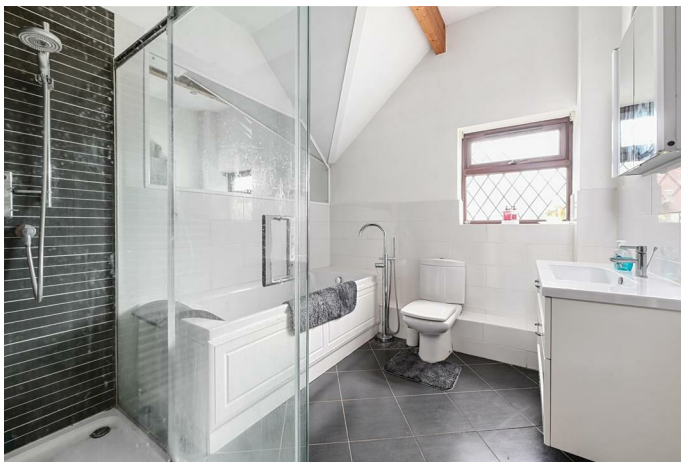
**Location:** Kempshott Lane is one of Basingstoke's most desirable residential addresses, known for its mature surroundings, generous plots, and excellent access to local amenities. This sought-after location offers a perfect balance of suburban tranquillity and convenience, with well-regarded schools, parks, and transport links all within easy reach making it ideal for families and professionals alike.

**Tenure:** Freehold

**Local Authority:** Basingstoke & Deane Borough Council - Band G

**Viewing Details:** Strictly by appointment only. Please Contact Right Choice Estate Agents

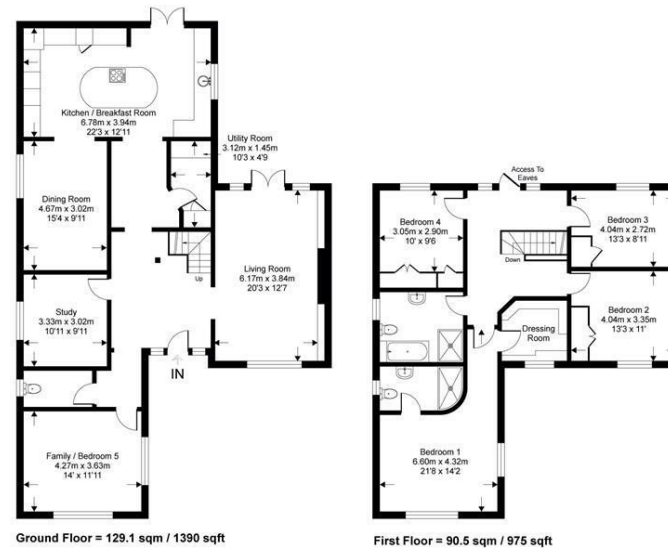




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	83
England & Wales		
	EU Directive 2002/91/EC	

### Kempshott Lane

Approximate Gross Internal Area = 219.7 sq m / 2365 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100