



- SPACIOUS FOUR BEDROOM DETACHED BUNGALOW
- SOUGHT-AFTER LOCATION ON ROMAN ROAD
- WELL MAINTAINED
- FLEXIBLE LAYOUT WITH MULTIPLE LIVING AREAS
- LARGE PRIVATE GARDEN & DRIVEWAY PARKING
- NO ONWARD CHAIN



48A Roman Road, Basingstoke, RG23 8EZ

£630,000

Cardiff 01633328660

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.



NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE THE RELATIONSHIP BETWEEN ROOMS



Approximate total floor area
176 sqm

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with DigiProp.



Property Description

Welcome to 48A Roman Road, a well-maintained and generously sized detached bungalow nestled in a desirable residential area of Basingstoke. Built between 1967–1975, this substantial home offers 161 sqm of internal space, making it ideal for families seeking flexible single-level living with ample outdoor space.

This freehold property comprises four spacious bedrooms, three bathrooms including an ensuite, multiple living areas, a large garden, and a private driveway. The layout is thoughtfully designed for both entertaining and everyday life, blending comfort, functionality, and privacy.

Interior Features

Entrance Porch & Hallway – A welcoming space setting the tone for the rest of the home.

Lounge / Living Room – Bright and expansive, perfect for relaxing or hosting guests.

Dining Room – A separate formal area for family meals and entertaining.

Modern Kitchen – Well-equipped and positioned at the heart of the home.

Utility Room – Providing practical space for laundry and storage.

Master Bedroom with Ensuite – A peaceful retreat with its own private shower room.

Three Further Bedrooms – Versatile for family use, guest space, or a home office.

Family Bathroom & Additional Shower Room – Conveniently located and neatly finished.

External Features

Driveway Parking – Ample space for multiple vehicles.

Large Private Garden – Perfect for families, outdoor dining, and gardening.

Detached Bungalow Layout – Offering step-free access and privacy.

Location Highlights

Prime Basingstoke Location – Roman Road, RG23

Positioned on a quiet and established road, this property enjoys access to highly rated schools, green spaces, and excellent transport links.

Nearby Schools (All Ofsted Rated Good)

Castle Hill Primary & Infant Schools – 400m

Chiltern Primary School – 700m

Bishop Challoner Catholic Secondary – 1.3km

The Blue Coat School – 1.9km

Brighton Hill Community School – 2.5km

Public Transport Links

Basingstoke Station – 3.1 km (London Waterloo in under 1 hour)

Bramley Station – 8.6 km

Overton Station – 9.0 km

Connectivity

Superfast broadband available – Up to 200 Mbps download

Quiet yet well-connected community with nearby shops, parks, and schools

48A Roman Road stands as one of the largest properties on the street and is currently ranked 36th most expensive, offering clear value and appeal above the RG23 average.

Key Information

Tenure: Freehold

EPC Rating: D (68) — Potential C (74)

Council Tax Band: [To be added]

Heating: Gas Central Heating

Windows: Double Glazed

Total Area: Approx. 161–176 sqm

Agent's Note — Modern Move

At Modern Move, we're proud to present this spacious and well-located bungalow to the market. With its generous proportions, flexible layout, and superb location, this property offers an excellent opportunity for families or buyers seeking a long-term home with room to grow.

Contact Modern Move today to book your private viewing and experience the potential of 48A Roman Road.

