



2 Waterside Frog Lane, Mapledurwell  
Basingstoke

McCarthy  
Holden

Guide Price £1,295,000



## 2 Waterside Frog Lane

Mapledurwell, Basingstoke

An attractive, high specification five bedroom and five bathroom family home in an idyllic rural setting built by renowned local builder Champion Homes.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Rural Waterside Location with Countryside Views
- Five Bedrooms
- Five Bathrooms
- Dressing Room and En-suite to Main Bedroom
- Living Room
- Kitchen/Dining Room
- Driveway Parking & Double Integrated Garage



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## The Property

An attractive, high specification five bedroom and five bathroom family home in an idyllic rural setting built by renowned local builder Champion Homes.

## Ground Floor

From front door there is an entrance hall with clever integrated storage under the stairs as well as a utilities cupboard. To the right is the dual aspect living room, with bi-folding doors out to the patio and rural views beyond and with a brick built inglenook fireplace with fitted log burning stove and timber mantle. The rear of the property is a superb open plan living space with high specification kitchen full of integrated AEG appliances, German made kitchen cabinetry and stone countertops. There are four sets of bi-folding doors in this space allowing the whole room to be opened up to the patio, garden, river and arable farm land views beyond. Off the kitchen is a separate utility room with appliances supplied and fitted, which also has a side access door to the garden and rear garage access door. The ground floor accommodation is completed with a further reception room which could be a family room, dining room or large study. There is also a ground floor WC.

## First Floor

On the first floor there are five bedrooms and five en-suite bathrooms. Bedroom one is a large space with twin juliet balcony doors to take in the remarkable views to the rear. There is a dressing room with skylight and adjoining luxurious en-suite bathroom with walk in shower, separate bath, dual vanity sink and further rural views. Bedrooms two and three are generous double rooms both with en-suite bathrooms - one with shower and one with shower over bath. Bedrooms four and five are smaller double rooms also both with en-suite shower, with bedroom four offering a juliet balcony with double doors overlooking the adjoining countryside.

## Outside

The property is accessed via a block paved driveway shared with the one house next door. There is very generous parking for each house with number 2 being able to park more than 6 cars as well as having an integrated double garage with roller shutter door and EV car charging facility. To the side there is a private footpath leading to an area of decking adjacent to the river and looking back towards the house. The rear garden is laid to lawn with wrap around paving and large patio space off the kitchen and living room spaces.

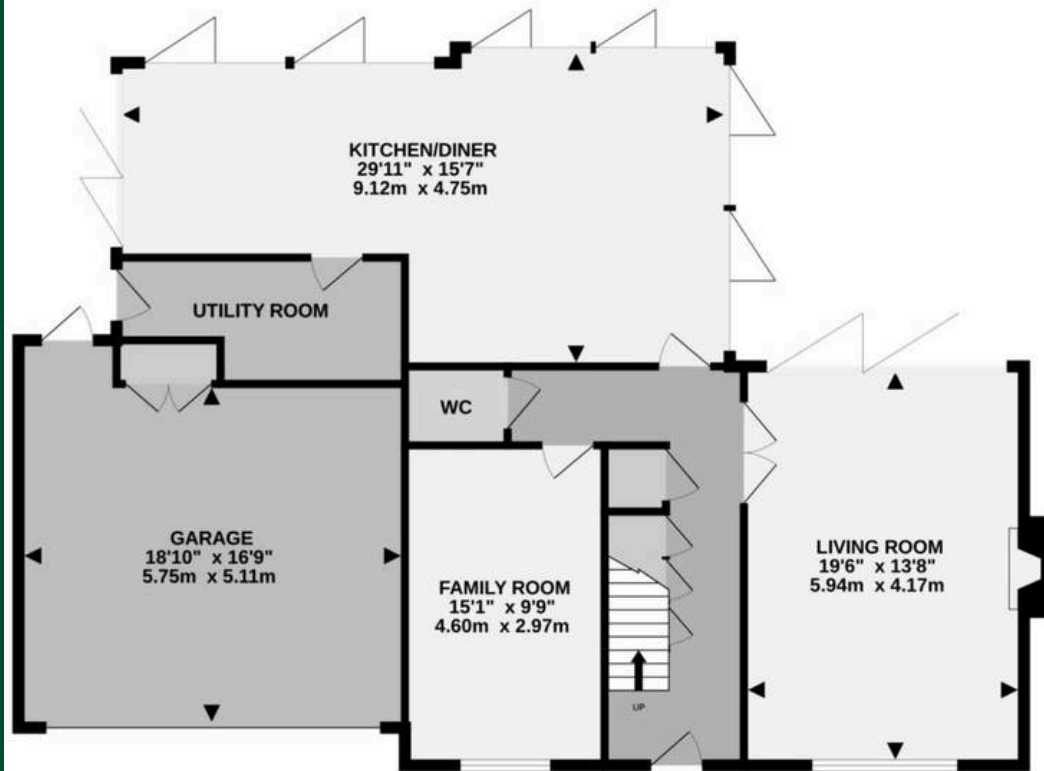
## Location

The property is located about 4 miles to the East of Basingstoke town centre with its retail

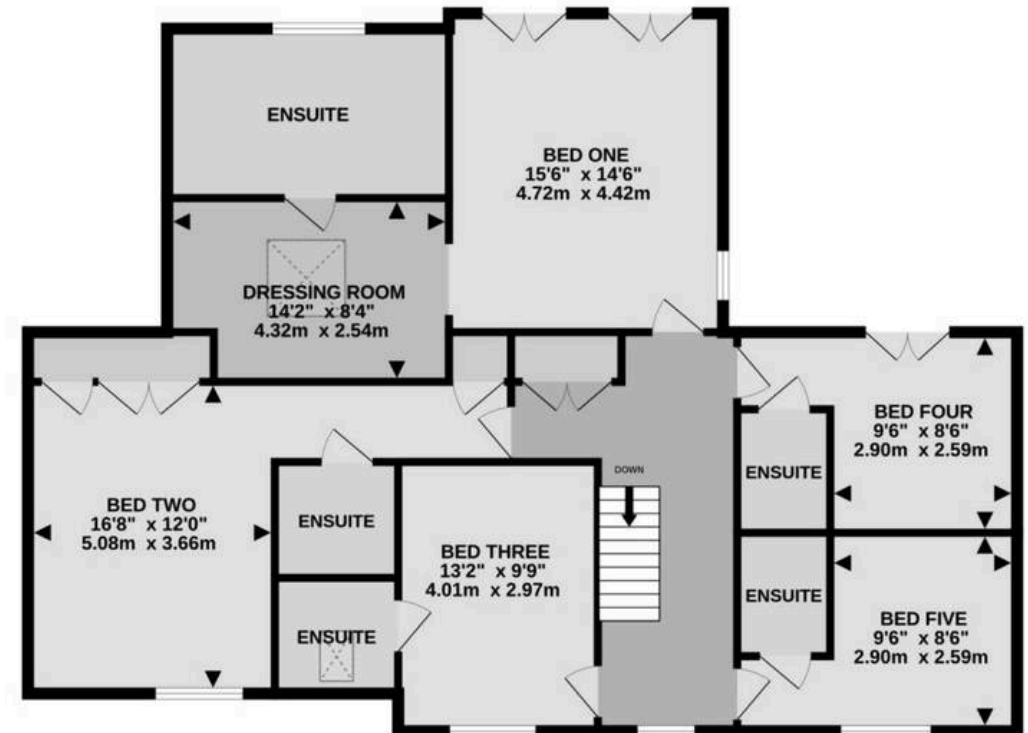




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2920sq.ft. (271.3 sq.m.) approx.





## McCarthy Holden Odiham

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