



Connells

Hatch Lane
Old Basing, Basingstoke



Property Description

Offered to the market is this beautifully designed, executive family home, providing the perfect combination of comfort and luxury living. The ground floor comprises of an entrance hall, multi-functional front room with log burner, an expansive open plan kitchen diner with living area and bi-folding doors to garden, utility room, cloakroom and fourth bedroom with an en-suite. The first floor features three double bedrooms, modern family bathroom and an en-suite to the primary bedroom.

Externally, the property boasts a generous landscaped rear garden with two outbuildings and a large gated driveway with an EV charging point. The property additionally benefits from stylish character features such as high ceilings, exposed beams and exposed brickwork.

Located in Old Basing, the property benefits from being within walking distance to plenty of parks, fields and open space. Also situated within the historic village is Old Basing Infant School, St Mary's Church and Basing House, making it the perfect location for a family home. Basingstoke's town centre is just over 3 miles away which houses the Festival Place Shopping Centre, offering a variety of shops, restaurants, bars and entertainments facilities. There are plenty of options for public transport with bus routes into and across the town

Entrance Hall

Double glazed window to front aspect, door to bedroom four and open to:

Front Room

14' 11" max x 9' 9" max (4.55m max x 2.97m max)

Stairs to first floor, double glazed window to front aspect, log burner fireplace, built in storage and shelves and door to:

Kitchen Diner/ Living Area

26' 9" max x 22' 11" max (8.15m max x 6.99m max)

Work surfaces with cupboards and drawers under and cupboards over, two bowl ceramic sink with mixer tap, space for Range style cooker with extractor hood over, integrated dishwasher, space for American style fridge freezer, pantry cupboard, double glazed window to rear aspect, four double glazed Velux windows, double glazed bifolding doors to rear garden, log burner fireplace and door to:

Utility Room

11' 8" max x 6' 6" max (3.56m max x 1.98m max)

Built in unit with ceramic sink, space for washing machine, double glazed window to side aspect, door to side path and door to:

Cloakroom

Low level WC, wall mounted wash hand basin and double glazed frosted window to side aspect.

Bedroom Four

13' 5" max x 9' 9" max (4.09m max x 2.97m max)

Double glazed window to side aspect and door to:

En-Suite

Walk in shower cubicle, low level WC and vanity wash hand basin.

First Floor Landing

Storage cupboard and doors to:

Bedroom One

17' 10" max x 11' 8" max (5.44m max x 3.56m max)

Double glazed window to rear aspect, double glazed Velux window to side aspect, eaves storage and door to:

En-Suite

Walk in shower cubicle, low level WC, vanity wash hand basin, heated towel rail and double glazed frosted Velux window to side aspect.

Bedroom Two

15' 1" max x 10' max (4.60m max x 3.05m max)

Two double glazed Velux windows to front aspect.

Bedroom Three

10' 1" max x 10' max (3.07m max x 3.05m max)

Double glazed window to front aspect, currently being used as a dressing room.

Bathroom

Panel enclosed bath with rainfall shower over, low level WC, wall mounted wash hand basin, heated towel rail and double glazed frosted Velux window to side aspect.

Rear Garden

Part patio with remainder laid to lawn, matured trees and shrubs, wood panel fence enclosed with gate for access to front and two outbuildings with power and light, currently being used as a gym and a summerhouse.

Parking

The property benefits from a large gated driveway with an EV charging point.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

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Tenure: Freehold



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