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HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

To Let



- 5 bedrooms
- Studio Annexe
- 3 Reception rooms
- Family kitchen
- Double garage
- Easy access M3
- Council Tax Band – G
- Energy Performance Rating - D58

Basingstoke

£3,250.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

**11 Barley View,
North Waltham, Basingstoke,
RG25 2ST**

5 bedroom executive family home situated in a quiet cul-de-sac in the sought after village of North Waltham, the property benefits from a self contained annexe situated above the garage. North Waltham sits 10 miles to the west of Basingstoke within easy reach of the M3 junction 7 for access to London, Winchester and Southampton. North Waltham Primary school together with local shop, duckpond, and church are all within walking distance, there is a bus service to the popular secondary schools in Winchester. The accommodation comprises: entrance hall, study, cloakroom, kitchen/breakfast room with oven and hob, dishwasher, integrated fridge/freezer, utility room with washing machine and door to garden, internal door to double garage, sitting room with gas fire and French doors to garden, family room with French doors to garden. On the first floor: main bedroom with fitted wardrobes and en-suite shower room, 2nd double bedroom with fitted wardrobes and en-suite shower room, 3rd double with fitted wardrobes, 4th small double bedroom, family bathroom with hand held shower attachment, on the third floor extremely spacious bedroom/playroom with views over surrounding countryside. The annexe can be accessed from an exterior door alternatively from a door from the utility room, this spacious area offers a sink area with cupboards under and a shower room with w.c, and wash hand basin. Double garage, driveway parking for 2 cars, non-overlooked rear garden with patio area, lawn and Astro-turf area ideal as a children's play area. hob tub on patio available to use for an annual service subscription. LPG gas central heating to radiators. Pets Considered.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - G

Energy Performance Rating - D58

Services

Heating: LPG

Water: Mains Supply

Sewerage: Mains Supply

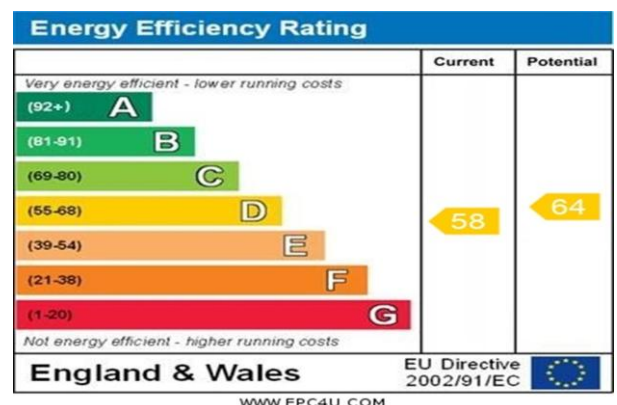
Broadband: Fibre to cabinet

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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