



86 Pardown, Oakley, Basingstoke, Hampshire

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Recently refurbished detached family home enjoying an excellent semi-rural position on the edge of the village.

### Summary of accommodation

**Ground floor** Entrance hallway | Family Kitchen | Dining/Sitting Room | Formal Sitting Room | Office | Playroom | Bedroom | En-suite Shower Room | Utility | Cloakroom

**First floor** Principal Bedroom with Dressing Room and En-Suite Bathroom | Two Further Bedrooms | Family Bathroom

**Outside** Garage | Summer House | Shed





## Situation

The property enjoys a quiet location at the end of Pardown, a no-through lane and sought after address on the edge Oakley, a popular village on the western edge of Basingstoke. The village provides facilities catering for all day-to-day requirements, including a village school, shops, pubs, tennis courts, church, dentist and doctors' surgeries.

Nearby Basingstoke provides a far more extensive range of leisure, recreational and education facilities. Commuting is excellent with access to the mainline railway station at Basingstoke providing fast and frequent services to London Waterloo taking from 45 minutes and the M3 can be accessed at junctions 6 & 7.

## The Property

86 Pardown was previously a bungalow which has been completely renovated and extended by the current owners in 2022. It is now an impressive, detached family home enjoying an excellent semi-rural position on the edge of the village.

On the ground floor, the front door opens to the reception hall from which the stairs rise to the galleried landing. The reception hall leads to the kitchen to the rear. This is very much the heart of the house and has been finished to a high standard, with an extensive fully fitted kitchen area with open plan living/dining areas and a pantry. There is a bi-fold door, with blinds opening to the southerly facing side terrace. A great opportunity for summer evening entertainment. The dining/sitting room is at the rear of the property with bifold doors out to the westerly facing rear terrace with lovely views over the garden. There is a separate formal sitting room, office and playroom as well as the utility room and cloakroom. There is also a double bedroom with an ensuite shower room.

On the first floor all the rooms are a great size. At the top of the stairs is a Nook, a fantastic area to sit with views across the farmland. The principal bedroom with vaulted ceilings benefits from a dressing room and ensuite bathroom which has been beautifully fitted. There are two further double bedrooms a family bathroom and airing cupboard. There are two further double bedrooms and the family bathroom.

## Outside

To the front, the property is set back from the lane behind a brick wall. The gravelled driveway provides ample parking. There is a garage with an electric door that provides extra parking or storage. To the rear is a tiered west-facing garden, mainly laid to lawn with beautiful flower borders. The garden also benefits from a summerhouse, a great place to enjoy during the spring and summer evenings.



## Property information

**Services:** Mains Gas, Electric and Water. Private Sewage Treatment Plant

**Local authorities:** Basingstoke & Deane Borough Council

**Tenure:** Freehold

**Council Tax:** Band F

**EPC:** TBC

**Postcode:** RG23 7DZ

**What3Words:** ///alienated.promise.talent

## Viewings

By appointment through sole selling agent Knight Frank.



Main House = 214.4 sq m / 2,308 sq ft

Garage / Summer House = 26.3 sq m / 283 sq ft

Total Area = 240.7 sq m / 2,591 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Particulars dated May 2024. Photographs and videos dated May 2024.

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