



SUNWOOL, 11 WOODS LANE, CLIDDESSEN

Hampshire RG25 2JG



SUPERB FAMILY HOME IN A SOUGHT-AFTER VILLAGE

Set within the desirable village of Cliddesden, the property was built in the early 1960's as the village Rectory and remained so until 1981. It is now a superb family home offering well proportioned, versatile accommodation ideal for modern family living and entertaining alike.



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EPC

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Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

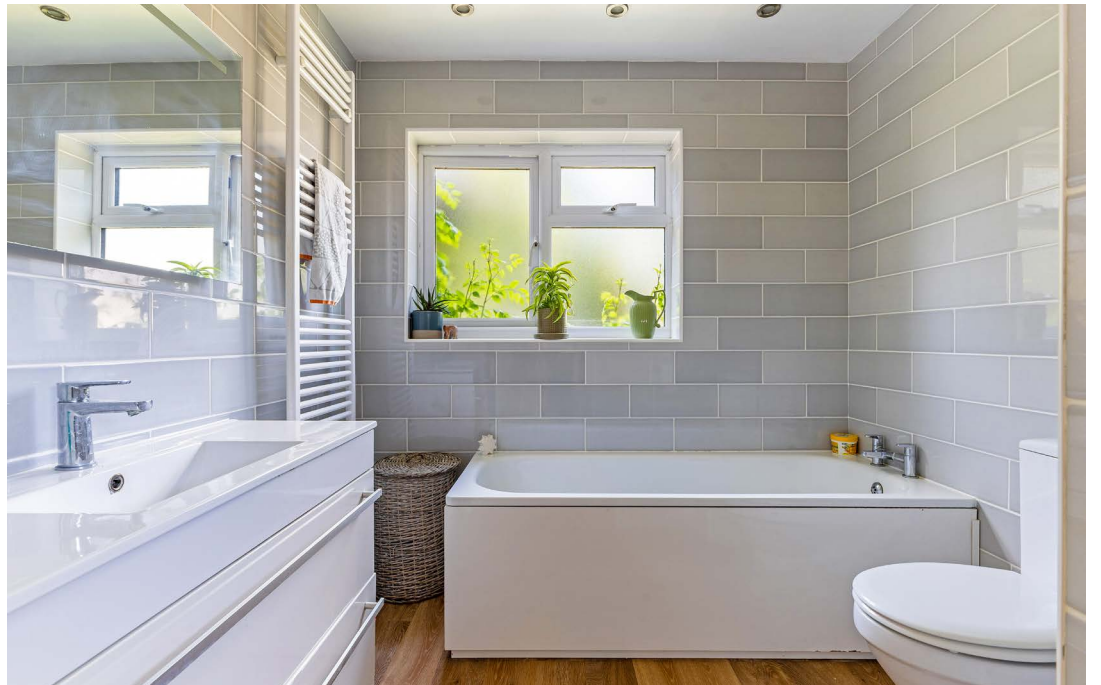


The property boasts excellent entertaining space with a spacious sitting room featuring bi-fold doors that open seamlessly onto the rear garden with a dining room at one end and a separate snug. There is a well-appointed kitchen/breakfast room with doors out to the garden and a walk in pantry, and this leads through to the utility room which has access to the garage. A study and downstairs shower room complete the ground floor. Upstairs, there are four bedrooms, one with an en-suite and a family bathroom.

Approached via wooden gates, the driveway offers parking for multiple cars and leads to an integral garage. The attractive rear garden has established planting, a large lawn and an expansive terrace ideal for outdoor dining and relaxation. A charming pond sits at the end of the garden, crossed by a wooden bridge that leads to a peaceful seating area.

Perfectly positioned for both village charm and urban convenience, the property enjoys excellent access to the day-to-day amenities and transport links in nearby Basingstoke.







Approximate Floor Area

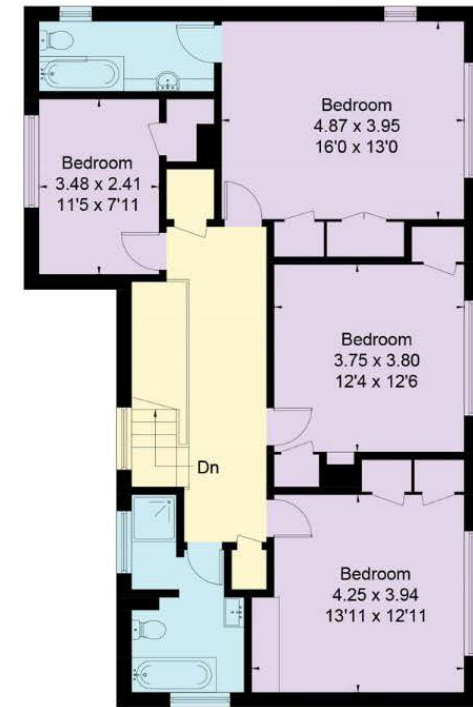
Ground Floor = 163.8 sq m / 1763 sq ft (Including Garage)

First Floor = 98.4 sq m / 1059 sq ft

Total = 262.2 sq m / 2822 sq ft (Excluding Shed)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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