



Connells

Mayfield Ridge
Hatch Warren Basingstoke



Property Description

Situated in the popular location of Hatch Warren this DETACHED home offers space and versatility. The modern kitchen/diner is perfect for entertaining and can be opened up into the lounge and garden when entertaining larger groups. Upstairs what was once 4 bedrooms has been converted to create 3 doubles there is also a family bathroom and ensuite to master, however it is possible to convert back to the original layout. Downstairs also boasts a STUDY/BEDROOM 4. Outside there is DRIVEWAY parking and a fully enclosed rear garden.

Hatch Warren is south west of Basingstoke Town Centre where there are a wide range of shopping and recreational facilities as well as the bus station and mainline railway station which is well served with regular commuter services to London Waterloo in approximately 47 minutes. The M3 motorway runs just south of Basingstoke with access to London and The South and is easily accessible by either junction 6 or 7. Closer by there is a supermarket, children's play area, fields, public house and good bus links around the town as well as the local primary and secondary schools.

Cloakroom

Low Level WC, Wash Hand Basin

Study/bedroom 4

15' 10" max x 7' 7" max (4.83m max x 2.31m max)

Double Glazed Window to Front

Lounge

14' 9" max x 13' 10" max (4.50m max x 4.22m max)

Doors to Kitchen, Double Glazed Panel Door to Rear Garden, Double Glazed Window to Side as original design.

Kitchen/diner

28' 2" max x 8' 4" max (8.59m max x 2.54m max)

Dual Aspect Kitchen/Diner, Double Glazed Window to Front, Double Glazed Panel Door to Garden, Water Softener, Granite Worktops, Extractor Fan, Integrated Dish Washer, Integrated Double Oven, Wine Fridge, 5 Ring Gas Hob, Insinkrator Garbage Disposal, Space for American Style Fridge/freezer, Space for Washing Machine, Space for Tumble Dryer.

Landing

Airing Cupboard

Bedroom One

14' 2" max x 11' 8" max (4.32m max x 3.56m max)

Double Glazed Window to Front

Ensuite

Double Glazed Window to Front, Double Shower, Vanity Wash Hand Basin, Low Level WC

Bedroom Two

13' 5" max x 8' 3" max (4.09m max x 2.51m max)

Double Glazed Window to Rear, Built in Wardrobe

Bedroom Three

14' 3" max x 10' 2" max (4.34m max x 3.10m max)

Double Glazed Window to Rear, Two Built in Wardrobes

Bathroom

Double Glazed Frosted Window to Side, Jacuzzi Bath, Heated Towel Rail, Vanity Wash Hand Basin, Low Level WC

Outside

Rear Garden

Part Decked, Full Length Lean to Shed, Part Lawn

Parking

Driveway Parking









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.

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EPC Rating: C

Tenure: Freehold

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