

Property details approval form

7a Hill Road, Oakley, Basingstoke, Hampshire, England, RG23 7HR

Date: 25 November 2025

Property Ref and Version: KSH105437 - 0020

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £850,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > NO ONWARD CHAIN
- > FOUR BEDROOMS
- > DOUBLE GARAGE
- > QUIET VILLAGE LOCATION
- > LARGE PLOT
- > AMPLE DRIVEWAY PARKING
- > SOLAR PANELS
- > NEW WREN KITCHEN TO BE FITTED IN JULY 2025

○ Short Description

FOUR BEDROOM DETACHED home in OAKLEY, comprising of a hallway, a BRAND NEW kitchen, dining room, utility room, lounge, ample DRIVEWAY parking and a DOUBLE GARAGE.

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○ Long Description

Introducing this four bedroom, three bathroom detached family home in Oakley with no onwards chain.

As you step into this home you are greeted by a generously sized entrance hallway which flows through to the brand new kitchen fitted in July 2025, a seperate utility and dining room. On the other side of the home on the ground floor you have the second bedroom, a shower room and a vast living room featuring a fireplace, a large curved bay window offering views across the far stretching rear garden and glass doors providing access to an outdoor patio area, perfect for BBQ's on those summer evenings.

Moving upstairs in the property via a metal spiral staircase you are presented with three bedrooms and a family style bathroom. The generously sized master bedroom boasts an ensuite, built in wardrobes and dual aspect windows providing even more views across your serene and private landscape.

Externally the property offers ample driveway parking for multiple cars and a double garage with storage above.

Oakley is a picturesque village on the western edge of neighbouring town Basingstoke. The village offers local amenities including a two convenience stores, a popular village school, public house, doctors and dentist surgeries.

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○ Room Description

Entrance Hall

Two double glazed window to front, double glazed window to rear

Downstairs Shower Room

Low level wc, vanity hand wash basin, towel rail, shower cubicle

Lounge

28' 3" into bay x 15' 1" max (8.61m into bay x 4.60m max)

Double glazed bay window to rear, double glazed sliding doors to side, log burner

Dining Room

12' max x 11' 6" max (3.66m max x 3.51m max)

Double glazed window to front

Kitchen

11' 11" max x 12' 9" max (3.63m max x 3.89m max)

Double glazed window to rear, induction hob, extractor fan, grill and oven, integrated dish washer, integrated fridge-freezer, breakfast bar, roll top work surface with multiple cupboards under and over, one and half bowl sink with drainer and mixer tap.

Utility Room

7' 6" max x 8' max (2.29m max x 2.44m max)

Double glazed window to rear, double glazed door to rear, space for washing machine, space for fridge freezer, sink with drainer

Bedroom One

19' 2" max x 15' 2" (5.84m max x 4.62m)

Double glazed window to side, double glazed window to rear, built in wardrobes with cupboards above, built in dressing table, built in storage

Ensuite

Double glazed frosted window to front, wash hand basin, low level wc, shower cubicle, heated towel rail

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Double glazed window to front

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to side

Bedroom Four Downstairs

12' x 9' 6" (3.66m x 2.90m)

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○ Room Description

Double glazed window to front, double glazed window to side, built in wardrobes

Bathroom

Double glazed frosted window to side, pedestal hand wash basin, low level wc, corner bathtub

Garage Storage Space

Two double glazed skylight windows, head height restricted

Front Garden

Laid to lawn

Rear Garden

Mainly laid to lawn, mature shrubs and borders, part gravel, non overlooked

Parking

Driveway parking for several cars

Double Garage

15' 11" x 15' 11" (4.85m x 4.85m)

Up and over door, electric, single glazed window to rear, door to rear

Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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○ Property Images



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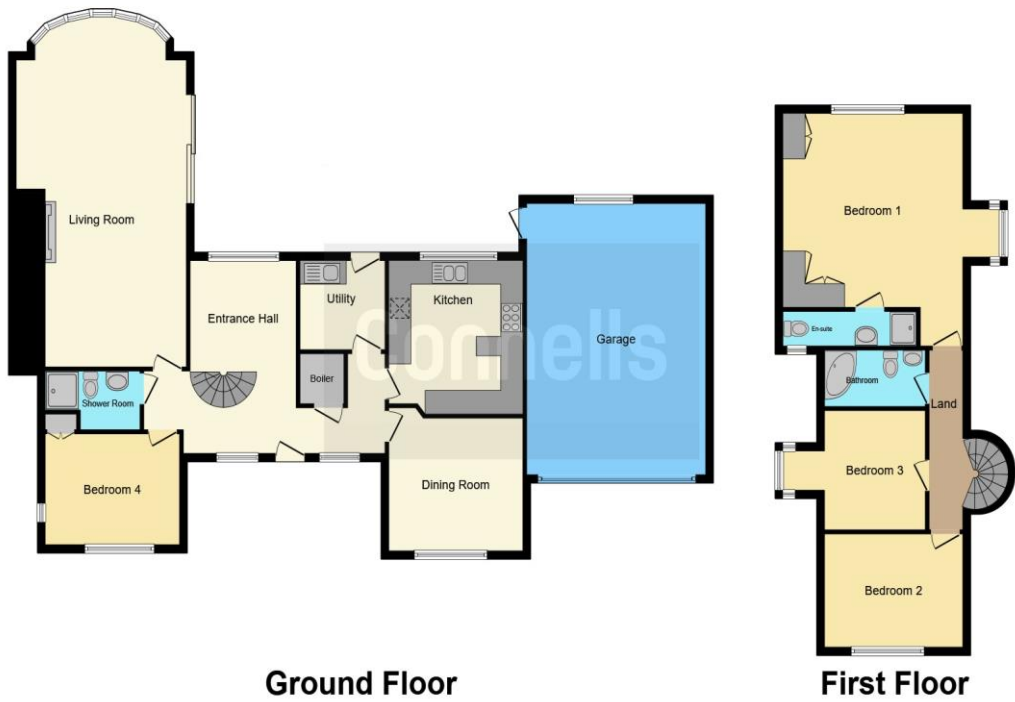
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature		Date
Robert Kempster		
Mr D.S. Stewart		